

NOTICE OF DECISION

PLANNING DIVISION
 555 LIBERTY ST. SE, RM 305
 SALEM, OREGON 97301
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*Si necesita ayuda para comprender esta informacion, por favor llame
 503-588-6173*

DECISION OF THE PLANNING COMMISSION

**CLASS 3 DESIGN REVIEW / CLASS 2 WILLAMETTE GREENWAY
 DEVELOPMENT PERMIT / CLASS 3 SITE PLAN REVIEW / REPLAT / CLASS 2
 ADJUSTMENT / CLASS 2 DRIVEWAY APPROACH PERMIT CASE NO. DR-
 WGP-SPR-REP-ADJ-DAP17-04**

**APPLICATION NO. : 17-104307-DR, 17-104307-ZO, 17-104306-RP, 17-104311-LD
 & 17-104308-ZO**

NOTICE OF DECISION DATE: June 7, 2017

SUMMARY: Proposed development of a residential care facility with two buildings, a 48-unit memory care facility and a 69-unit assisted living facility.

REQUEST: A Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit for development of a residential care facility with two proposed buildings, a 48-unit memory care facility approximately 37,210 square feet in size and a 69-unit assisted living facility approximately 66,110 square feet in size, with Class 2 Adjustments to:

- 1) Reduce the minimum off-street parking requirement for the use from 292 spaces, to 87 spaces; and
- 2) Reduce the minimum spacing standard of 370 feet between driveway approaches on an arterial street.

The subject property is adjacent to the Willamette River and requires a Class 2 Willamette Greenway Development Permit, and includes a request for a Replat to reconfigure the property into two lots, approximately 91,155 square feet in size and 100,335 square feet in size, for property approximately 3.88 acres in size, zoned RH (Multiple Family High-Rise Residential) and within the Riverfront High Density Residential Overlay Zone, and located at 901 Front Street NE - 97301 (Marion County Assessor's Map and Tax Lot number: 073W22AC / 01900).

APPLICANT: Riverside MC Property LLC (Thomas J. Wettlaufer, Brian McMahon)

LOCATION: 901 Front Street NE / 97301

CRITERIA: Class 3 Design Review; 225.005(e)(2)
 Class 2 Willamette Greenway Development Permit: 600.015(E)(2)
 Replat: 205.025(d)
 Class 3 Site Plan Review: 220.005(f)(3)
 Class 2 Adjustment: 250.005(d)(2)
 Class 2 Driveway Approach Permit: 804.025(d)

FINDINGS: The facts and findings are in the attached Exhibit dated June 7, 2017.

DECISION: The Planning Commission **APPROVED** Class 3 Design Review / Class 2 Willamette Greenway Permit / Replat / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-WGP-SPR-REP-ADJ-DAP17-04 subject to the following conditions of approval:

Condition 1: Coordinate construction activities with the Public Works Department and Building and Safety to ensure strict compliance with the final Geotechnical report and that any required erosion control or grading permits or other appropriate measures are in place to protect the topographical features of the bank and escarpment.

Condition 2: All riparian area enhancement plant materials shall be selected from the City of Salem Native Plant List and shall be of a species designated appropriate for each riparian section.

Condition 3: Prior to any excavation, grading, or construction, a survey map, certified by a licensed Professional Land Surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 4: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

Condition 5: Along the development frontage of Front St NE, widen and construct a half-street improvement to Minor Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Modification of the existing pavement is not required except for minor surface preparation as needed to accommodate the pavement widening.

Condition 6: Install streetlights along the development frontage of Front Street NE in conformance with the prescriptive spacing design standards in PWDS 6.28(b) or as approved by the Public Works Director.

Condition 7: Existing buildings and structures on the subject property shall be removed prior to final plat approval.

Condition 8: The adjusted off-street parking requirement and adjusted driveway spacing requirement, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the off-street parking and driveway spacing requirements for the development site, unless adjusted through a future land use action.

VOTE:

Yes 7 No 1 (McKinley) Absent 1 (Griggs) Abstention 0



Rich Fry, President
Salem Planning Commission

The rights granted by the attached decision must be exercised, or an extension granted, as follows or this approval shall be null and void:

Class 3 Design Review	June 23, 2019
Class 2 Willamette Greenway Development Permit	June 23, 2019
Class 3 Site Plan Review	June 23, 2021
Replat	June 23, 2019
Class 2 Adjustment	June 23, 2019
Class 2 Driveway Approach Permit	June 23, 2019

Application Deemed Complete: May 5, 2017
Public Hearing Date: June 6, 2017
Notice of Decision Mailing Date: June 7, 2017
Decision Effective Date: June 23, 2017
State Mandate Date: September 2, 2017

Case Manager: Aaron Panko, APanko@cityofsalem.net AP

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., June 22, 2017. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 205, 220, 225, 250, 600 and 804. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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CASE NO: DR-WGP-SPR-REP-ADJ-DAP17-04 – FACTS AND FINDINGS

APPLICATION: Design Review, Willamette Greenway Permit, Site Plan Review, Replat, Adjustment and Driveway Approach Permit Case No. 17-04

LOCATION: 901 Front Street NE (Marion County Assessor's Map and Tax Lot number: 073W22AC / 01900)

SIZE: 3.88 Acres

REQUEST: A proposed Class 3 Design Review, Class 2 Willamette Greenway Permit, Class 3 Site Plan Review, Replat, Class 2 Adjustment and Class 2 Driveway Approach Permit to allow development of a residential care facility with two buildings, a 48-unit memory care facility and a 69-unit assisted living facility, for property approximately 3.88 acres in size, zoned RH (Multiple Family High-Rise Residential)

APPLICANT/OWNER: Brian McMahon, Riverside MC Property LLC

AGENT: Andrew Tull, 3J Consulting Inc.

APPROVAL CRITERIA: Class 3 Design Review: Salem Revised Code, Chapter 225
Class 2 Willamette Greenway Permit: Salem Revised Code, Chapter 600
Class 3 Site Plan Review: Salem Revised Code, Chapter 220
Replat: Salem Revised Code, Chapter 205
Class 2 Adjustment: Salem Revised Code, Chapter 250
Class 2 Driveway Approach Permit: Salem Revised Code, Chapter 804

ACTION: APPROVE, subject to the following conditions:

Condition 1: Coordinate construction activities with the Public Works Department and Building and Safety to ensure strict compliance with the final geotechnical report, and that any required erosion control or grading permits or other appropriate measures are in place to protect the topographical features of the bank and escarpment.

Condition 2: All riparian area enhancement plant materials shall be selected from

the City of Salem Native Plant List and shall be of a species designated appropriate for each riparian section.

Condition 3: Prior to any excavation, grading, or construction, a survey map, certified by a licensed Professional Land Surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 4: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

Condition 5: Along the development frontage of Front St NE, widen and construct a half-street improvement to Minor Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Modification of the existing pavement is not required except for minor surface preparation as needed to accommodate the pavement widening.

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Condition 7: Existing buildings and structures on the subject property shall be removed prior to final plat approval.

Condition 8: The adjusted off-street parking requirement and adjusted driveway spacing requirement, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the off-street parking and driveway spacing requirements for the development site, unless adjusted through a future land use action.

120-DAY REQUIREMENT

The application was deemed complete for processing on May 5, 2017. The State Mandated 120-day deadline to issue a final local decision for this consolidated application is September 2, 2017.

BACKGROUND

On February 21, 2017, design review, Willamette greenway permit, site plan review, replat, adjustment and driveway approach permit applications were submitted to develop the subject property with a residential care facility use. After receiving additional information, the applications were deemed complete for processing on May 5, 2017.

The public hearing before the City of Salem Planning Commission was conducted on June 6, 2017, at 5:30 p.m. in the Salem City Council Chambers, Civic Center Room 240, located at 555 Liberty Street SE. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on May 17, 2017. Public hearing notice was posted on the property on May 24, 2017 by the applicant pursuant to SRC requirements.

PROPOSAL

The applicant has submitted applications for development of a residential care facility with two proposed buildings, a 69-unit assisted living facility approximately 66,110 square feet in size, and a 48-unit memory care facility approximately 37,210 square feet in size for property located at 901 Front Street NE.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "River Oriented Mixed-Use". The subject property is within the Urban Growth Boundary and is within of the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned RH (Multiple Family High-Rise Residential). The proposed use includes two new buildings, a 69-unit assisted living facility that is approximately 66,110 square feet in size, and a 48-unit memory care facility that is approximately 37,210 square feet in size. The primary use for the property is classified as Residential Care, which is allowed as a permitted use in the RH zone.

Zoning for surrounding properties is as follows:

North:	RH (Multiple Family High-Rise Residential) zone, Mill Creek
South:	RH (Multiple Family High-Rise Residential) zone, Sales and Storage of Building Materials
East:	Front Street NE, CB (Central Business District) and CO (Commercial Office) zoning
West:	Willamette River

3. Site Analysis

The subject property is approximately 3.88 acres in size. Front Street NE, which is designated as a minor arterial street within the Salem TSP (Transportation System Plan), abuts the property to the east. Surrounding properties are zoned RH (Multiple Family High-Rise Residential), CB (Central Business District), and CO (Commercial Office).

4. Neighborhood and Citizen Comments

The subject property is located within the Central Area Neighborhood Development Organization (CANDO). Notice was provided to CANDO and surrounding property owners within 250 feet of the subject property. No comments were received from CANDO during the public comment period.

One public comment was received requesting that the development include provision for a public access easement or improvement along the Willamette River consistent with the Willamette Greenway Plan.

Staff Response: The proposed development will feature a 15-foot Willamette River Greenway Plan Easement which will contain a multiple use pathway along the Willamette River for use of the public with a connection to the public sidewalk on Front Street NE, the proposal is consistent with the Willamette Greenway Plan.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and indicated no concerns.

The Fire Department commented that they have no concerns with the Site Plan Review application, but will have requirements at time plans are submitted for building permits. Fire Department access is required within 150 feet of all portions of building exterior. What is shown on the plans is not acceptable, grasscrete is not acceptable for Fire Department access. Fire will also have requirements for generator which requires separate permits and plans.

The Public Works Department has reviewed the proposal and provided a memo included as Attachment D.

ODOT Rail reviewed the proposal and commented:

The proposed residential facility will be located adjacent to an active rail line (PNWR) which inherently raises rail crossing safety concerns. Furthermore there have been recent rail vs vehicle incidents in proximity of the D Street crossing which, as proposed, is in alignment to the proposed entrance to the facility. The addition of vehicular and pedestrian traffic to and from the proposed facility will increase the prospect of train vs vehicular incidents. Train horn noise should be considered especially in light of the proposed usage of the facility. Elderly residents would likely be disturbed at any time of day or night when the train horn sounded at the D Street crossing and surrounding crossings.

The proposed 26' entrance to the facility will change the dynamic vehicle characteristics of the crossing at 'D' Street (USDOT 067029K) and thereby

constitutes an alteration to the crossing. A Rail Crossing Order issued by

ODOT Rail and Public Transit Division will be required. Initially a Rail Crossing Safety Diagnostic will be held. This diagnostic meeting should be conducted at the earliest opportunity once confidence is high the development is going to move forward.

Staff Response: Comments received were related to rail crossing safety concerns with the active rail line in Front Street NE. City staff has reviewed the concerns and have requested a diagnostic team review with Oregon Department of Transportation Rail. The proposed driveway location meets the Class 2 Driveway Access criteria, as described in Section 11 of this staff report. However, City Traffic Engineering staff will coordinate with ODOT Rail to ensure future rail crossing safety concerns are addressed. The applicant may need to comply with any recommendations identified by ODOT rail.

Portland General Electric has reviewed the proposal and commented, "Development cost per current tariff and service requirements, 10' public utility easement required on all front street lots."

6. Analysis of Class 3 Design Review Criteria

SRC Chapter 225.005(e)(2) provides that:

A Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.

SRC 616.025 provides that design review according to the design review guidelines or the design review standards set forth in SRC 616.030 is required for all development within the Riverfront High Density Residential Overlay Zone.

Building Location, Orientation, and Design

616.030(a)(1)(A) – Building Location.

- (i) Building setbacks from the street shall be minimized.

Finding: The proposed development includes two proposed buildings. Each building is located with a façade facing towards Front Street NE with a setback of approximately 3 feet, in compliance with this design guideline.

616.030(a)(2)(A) – Building Orientation and Design.

- (i) The riverfront and Mill Creek, where applicable, shall be incorporated into the proposed development as public amenities.

Finding: The subject property is located adjacent to the Willamette River. Mill Creek does not flow directly across the property, but is located nearby. The applicant will be dedicating a 15 foot wide easement for a future public

pathways along the Willamette River as a public amenity. The proposed buildings are oriented towards the Willamette River providing views, outdoor common open spaces are provided facing the Willamette River and Mill Creek.

- (ii) Building facades adjacent to the riverfront shall facilitate pedestrian interaction by incorporating pedestrian arcades and plazas.

Finding: Two pedestrian plazas are indicated on the plans providing outdoor open spaces adjacent to the Willamette River.

- (iii) Ground floor building facades facing the riverfront shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.

Finding: Transparent windows are provided for ground floor and upper floor units facing towards the riverfront.

- (iv) Ground floor building facades facing a street shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.

Finding: Transparent windows are provided for ground floor units facing towards Front Street NE.

- (v) Upper floors of buildings facing the riverfront shall incorporate decks and balconies.

Finding: The proposed building design for the assisted living building does not feature decks or balconies on the upper floors facing towards the Willamette River. The applicant explains that decks are not provided due to safety concerns for residents of the facility. Instead of individual decks on the upper floors, a covered ground-level outdoor patio has been provided to allow interaction with the riverfront.

- (vi) New buildings shall be designed to minimize noise impacts from surrounding industrial uses and street.

Finding: The applicant indicates that noise reducing materials are incorporated into the building design to help reduce the noise impact generated by the adjacent street, railroad and nearby industrial uses.

Open Space

616.030(b)(1)(A) – *Private Open Space.*

- (i) Private open space shall be provided for each dwelling unit that provides a pleasant and private place for the enjoyment of the occupants.

Finding: Full dwelling units, i.e. a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, are not provided for the proposed assisted living and memory care facility, therefore this section is not applicable.

Site Access

616.030(c)(1)(A) – Vehicle Access.

- (i) Vehicle access and driveway approaches onto Front Street shall be minimized. Joint use driveways providing access to Front Street are preferred.

Finding: One driveway access onto Front Street NE is proposed for the development, shared access with neighboring property is not provided. Two additional emergency only access points will be provided on the north and south end of the property.

- (ii) Public pedestrian access shall be provided between the river and Front Street to create an interconnected pedestrian circulation system.

Finding: Pedestrian access is provided through a public easement connecting the public sidewalk on Front Street NE to the pathway along the Willamette River.

Off-Street Parking and Loading

616.030(d)(1)(A) – Off-Street Parking.

- (i) Off-street parking areas shall have a scale, orientation, and location that support a pedestrian-oriented mixed-use residential and commercial district.
Finding: The applicant has requested a Class 2 Adjustment to reduce the off-street parking requirement for the use to a level which is more appropriate based on the needs of this specific use. Landscaping and a 3' foot tall wall will minimize the visibility of parking areas adjacent to Front Street NE.
- (ii) The amount of land needed to accommodate off-street parking shall be minimized through shared and structured parking where such parking is physically possible.

Finding: Off-street parking requirements for the proposed development are satisfied by a surface parking lot on the same development site as the use it serves. A parking structure or shared parking agreement is not proposed with this development.

616.030(d)(2)(A) – Off-Street Loading.

- (i) Off-street loading areas shall be located so as to minimize their visibility from the street.

Finding: One proposed off-street loading spaces is located near the site entrance adjacent to Front Street NE. The area will be screened with landscaping to reduce visibility of the loading space adjacent to a street.

7. Analysis of Class 2 Willamette Greenway Development Permit Approval Criteria

SRC 600.015(e)(2) establishes the following criteria for approval of a Class 2 Willamette Greenway Development Permit:

Criterion 1:

The proposed intensification, development, or change of use is consistent with:

- (i) The Willamette Greenway Plan.

Finding: The Oregon Greenway Plan is Goal 15 of the Oregon's Statewide Planning Goals & Guidelines. The Salem Area Comprehensive Plan (SACP) includes adopted Urban Area Goals and Policies consistent with Statewide Planning Goal 15. In turn, the Salem Zoning Code implements the SACP land use goals, and more precisely governs development of the subject property. Therefore, conformance with all applicable standards in SRC Chapter 600 is sufficient to establish consistency with the Greenway Plan. Development of the subject property, as proposed, is consistent with the Greenway Plan.

- (ii) The Willamette Greenway Riparian Buffer Enhancement Guide.

Finding: The proposed building footprints are located outside of the Willamette Riparian Buffer Area.

The applicant's statement indicates that the project will include enhancement with native riparian plants and ground cover selected from the city's Guide to Salem's Common Native Riparian Plants (also known as the City of Salem Native Plant List). An enhancement plan, in accordance with the Willamette Greenway Riparian Buffer Enhancement Guide, is required because riparian buffer enhancement was chosen by the applicant as a mitigation measure under SRC 600.025(c)(3).

- (iii) The applicable standards of this Chapter.

Finding: Development within the Willamette Greenway Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in SRC Chapter 600.

SRC 600.020 – Uses

Except as otherwise provided in this section, any use or activity that is a permitted, special, conditional, or prohibited use or activity in the underlying zone is a permitted, special, conditional, or prohibited use or activity in the Willamette Greenway Overlay Zone.

(a) **Uses in Riparian Buffer.** The following uses and activities, when allowed in the underlying zone, shall be the only uses and activities allowed within the riparian buffer of the Willamette Greenway Overlay Zone:

- (1) Uses and activities excepted from a Greenway Development Permit under SRC 600.015(a)(2);
- (2) Riparian restoration and enhancement activities; and
- (3) Water-dependent and water-related uses and activities.

Finding: The applicant's proposed site plan indicates the boundary for the 75 foot wide Willamette River Greenway Buffer. Proposed building footprints and parking areas are located outside of the riparian buffer. The plans do provide an easement for a future Willamette Greenway trail within the riparian buffer, this activity is allowed within the riparian buffer pursuant to SRC 600.015(a)(2)(N).

SRC 600.025(a) – General Standards

(1) Existing predominant topographical features of the bank and escarpment shall be preserved and maintained, with the exception of disturbance necessary for:

- (A) The construction or establishment of a water-related, water-dependent, or river oriented use or activity; and
- (B) Measures necessary to reduce existing or potential bank and escarpment erosion, landslides, or flood hazard conditions.

(2) The slope, soil characteristics, and other physiographic conditions existing within the land area between the ordinary low water line and the Willamette Greenway Boundary shall be considered to assure that the proposed intensification, development, or change of use will not adversely affect the stability of the land area.

(3) The hydraulic effect of the Willamette River on the bank shall be considered in the design of any proposed intensification, development, or change of use.

(4) The hydraulic and flood carrying capacity of the river shall be considered in the design of any proposed intensification, development, or change of use.

(5) Impact on the riparian buffer resulting from the proposed intensification, development, or change in use shall be minimized.

Finding: The applicant provided a geotechnical report that concluded that, with proper construction control, the geology and topography of the site and the surrounding area will not adversely affect the proposed project, and the project will have negligible geologic impact on adjacent properties or the risk of slope instability, and, with the use of generally accepted construction techniques and by strictly following the recommendations contained in the report and in the

building code, the site is geologically suitable for the proposed development.

The applicant submitted a report by a professional engineer indicating that the flood carrying capacity of the Willamette River will not be impacted by the proposed development. The proposed development is not located within the regulatory floodplain or floodway boundary of the Willamette River, reducing any potential impacts to the hydraulic and flood carrying capacity of the river. The approximate 100-year Base Flood Elevation is 141-feet and the proposed development will be located at 147-feet or higher.

To ensure that necessary measures are in place to reduce existing or potential bank and escarpment erosion related to the proposed construction and development activities, staff recommends the following condition:

Condition 1: Coordinate construction activities with the Public Works Department and Building and Safety to ensure strict compliance with the final geotechnical report, and that any required erosion control or grading permits or other appropriate measures are in place to protect the topographical features of the bank and escarpment.

Development and construction will not infringe into the Riparian Buffer Area. The applicant's riparian buffer area replanting and enhancement plan calls for the removal of all invasive, non-native noxious plant material, and replanting to enhance the cover and diversity of native vegetation.

SRC 600.025(b) – Landscaping

- (1) Landscaping shall conserve, or if disturbed by the development activity restore to the greatest extent possible, vegetative cover within the Willamette Greenway Boundary. Landscaping is not required where it would significantly interfere with a water-dependent or water-related use or activity.
- (2) Native vegetation removed from the riparian buffer shall be replaced with native vegetation which is compatible with and enhances the functions of the riparian buffer.
- (3) Trees and shrubs shall be provided as follows:
 - (A) A minimum of 1 tree shall be provided for every 20 feet of river frontage.
 - (B) A minimum of 1 shrub shall be provided for every 2 feet of river frontage.
 - (C) All trees and shrubs shall be planted within and generally riverward of the Willamette Greenway Boundary.
 - (D) The planting standards included under subparagraphs (A) and (B) of this paragraph are for calculation purposes only, and do not require linear planting. Groupings of trees, shrubs, or both are encouraged, particularly along the riverbank.
- (4) Areas which are not paved or revetted shall be planted with living ground cover.

Finding: The applicant has submitted a riparian area mitigation plan showing an enhancement of the Willamette Greenway Riparian Buffer, meeting the Enhancement Guide standards.

SRC 600.025(c) – Water Quality

(1) Water Quality Development Standards, Generally. In order to protect and improve water quality within the Willamette Greenway Boundary, a riparian

buffer, as set forth in paragraph (2) of this subsection, along with one or more of the mitigation measures, as set forth in paragraph (3) of this section, shall be established.

(2) Riparian Buffer. A riparian buffer shall be established as set forth in this paragraph.

(A) Boundary. The applicant shall establish the riparian buffer boundary by choosing one of the following two methods:

(i) Method 1. Method 1 provides a relatively simple methodology for establishing a uniform riparian buffer boundary based on three bank slope measurements. The three bank slope measurements shall be taken along the Willamette River, one at each property line and one located at the center of the property, as determined by measuring the property line parallel to the Willamette River, and dividing it by two. Example: A 150-foot property line adjoining the Willamette River would result in bank slope measurements starting at the first property line, the 75-foot mark, and then the other property line. The riparian buffer boundary pursuant to Method 1 shall be established as set forth in Table 600-1.

Finding: A 75-foot wide riparian buffer to the Willamette River measured from the ordinary high water line has been established and is reflected on the applicant's proposed site plan.

(3) Mitigation Measures. A mitigation plan, to mitigate the effects of any intensification, development, or change of use, shall be provided based on one of the following mitigation measures:

(B) Riparian Buffer Enhancement. Enhancement in the riparian buffer may be provided as a mitigation measure. Enhancement shall comply with the following standards:

- (i) Enhancement shall be provided at a ratio of 0.25:1, where 0.25 represents enhancement area and 1 represents development area.
- (ii) Enhancement shall comply with the Willamette Greenway Riparian Buffer Enhancement Guide.
- (iii) All plants shall be selected from the City of Salem Native Plant List and shall be of a species designated appropriate for each riparian section.

- (iv) Where enhancement includes removal of impervious surfaces or previous fill, exposed soils shall be replanted with a mixture of ground cover, shrubs, and trees.
- (v) All plantings shall occur within 1 year of the permit date unless another date is approved in the Greenway Development Permit.

Finding: The applicant indicates that the Riparian Buffer Enhancement option in SRC 600.025(c)(3)(B)(i) will be used to meet the required mitigation measures. The proposed development area for this site is approximately 117,321 square feet in size. Sheet L102 indicates that the amount of riverside and escarpment area that will be enhanced is approximately 29,314 square feet (25 percent), in compliance with this standard.

At the time of building permit application, the applicant shall submit a final landscape plan with plant units selected from the City of Salem Native Plant List and determined to be appropriate for this area.

Condition 2: All riparian area enhancement plant materials shall be selected from the City of Salem Native Plant List and shall be of a species designated appropriate for each riparian section.

Landscaping, including riparian area enhancement is required to be complete prior to final occupancy for the proposed development.

SRC 600.025(d) – Structures

All buildings, structures, and exterior mechanical equipment shall be screened, colored, or surfaced so as to blend with the riparian area. Colors shall be natural earth or leaf tones. Surfaces shall be non-reflective. Screening shall be sight-obscuring.

Finding: The proposed building elevations and materials list indicate that the building exteriors will be colored and surfaced using natural earth and leaf tones. Exterior mechanical equipment will be screened from view.

SRC 600.025(e) – Lighting

- (1) Lighting shall not flash, if visible from the Willamette River, and shall not be focused or oriented onto the surface of the Willamette River.
- (2) The maximum aggregate intensity of all lighting falling on the surface of the Willamette River shall not exceed one-tenth foot-candle per square foot.
- (3) No red or green lights shall be visible from the Willamette River.
- (4) Notwithstanding any other provision of this section, lighting necessary for safety of pedestrians may be provided for public or private walkways.

Finding: Flashing lights and red or green lights will not be directed towards or be visible from the Willamette River. All exterior lighting will be designed to comply with the general development requirements of the UDC, which prohibit exterior lighting from shining or reflecting onto adjacent properties or cast glare onto the

public right-of-way.

SRC 600.025(f) – Screening of Parking and Unenclosed Storage

Parking, loading, and unenclosed storage areas shall be screened from the Willamette River and from adjacent properties by:

- (1) A sight-obscuring berm; or
- (2) A sight-obscuring hedge, a minimum of 6 feet in height at maturity. Hedges shall, when planted, be no less than 3 feet in height and shall be of a species capable of attaining a minimum height of 6 feet within 3 years after planting.

Finding: Site obscuring hedges and landscaping will be provided to screen the off-street parking area from view of the Willamette River. Proposed buildings and landscaping will screen the parking area from adjacent properties.

SRC 600.025(g) – View Corridors

- (1) Whenever right-of-way located wholly or partially within the Willamette Greenway Overlay Zone is vacated, the city shall retain a scenic easement or other equivalent interest in the area vacated to provide visual access to the Willamette River across the entire width of the vacated right-of-way, or for a width of 30 feet, whichever is less, and along the entire length of the vacated right-of-way. Subject to approval by the City Council, the abutting property owner, or owners, may substitute an area with equivalent size and dimensions under like restriction, if the substitute area provides comparable or better visual access to the Willamette River.
- (2) The area covered by the scenic easement or other equivalent interest shall be limited to use for walkways, bicycle paths, and berms or landscaped areas; provided, however, that within an area of 7.5 feet on either side of the centerline of the scenic easement or other equivalent interest, landscaping and berms shall not exceed 3 feet in height.

Finding: No portion of right-of-way is being vacated with this request. The proposed development includes a 15 foot wide Willamette River Greenway easement adjacent to the river for a future multi-use public pathway. No landscaping or berms exceeding 3 feet in height will be placed within the easement.

SRC 600.025(h) – Public Access

Where practical, public access to and along the Willamette River should be provided by easement, dedicated right-of-way, or other appropriate legal means.

Finding: The proposed development includes a 15 foot wide Willamette River Greenway easement adjacent to the river for a future multi-use public pathway. An easement is also provided adjacent to Mill Creek connecting the pathway to the public sidewalk in Front Street NE.

SRC 600.015(f) – Conditions of Approval

(1) Conditions may be imposed on any Greenway Development Permit necessary to insure that proposed intensification, development, or change of use complies with the Willamette River Greenway Plan and the purpose of this Chapter, and preserves and enhances the natural, scenic, historic, and recreational qualities of the Willamette River Greenway.

(2) In addition to any conditions imposed under paragraph (1) of this subsection, every Greenway Development Permit shall include the following conditions:

Condition 3: Prior to any excavation, grading, or construction, a survey map, certified by a licensed Professional Land Surveyor, shall be submitted to the Director showing the Willamette Greenway Boundary and its relationship to the site and survey monuments thereon.

Condition 4: Prior to any excavation, grading, or construction, plans for removal and replacement of any native vegetation shall be submitted to and approved by the Director.

(iv) Where applicable, the stormwater runoff water quality standards adopted and administered by the Public Works Department.

Finding: The Public Works Department has reviewed Preliminary Stormwater Report prepared by 3J Consulting and dated February 10, 2017. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible in compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71.

Criterion 2:

The proposed intensification, development, or change of use complies with all applicable development standards in the UDC.

Finding: A complete summary of the applicable development standards in the UDC for this development is included in the Class 3 Site Plan Review findings in Section 8 of this report.

Criterion 3:

The proposed intensification, development, or change of use will, to the greatest extent possible, provide the maximum possible landscaped area, open space, or vegetation.

Finding: The proposed development includes removal of existing buildings from the property and development of a new residential care facility. No trees or native vegetation are proposed for removal with the Willamette Greenway Riparian

Buffer or within 75 feet of top of bank. The proposed new buildings and vehicle use area will be located outside of the Willamette Greenway Riparian Buffer. Enhancement along the existing riparian area will be provided as part of the development, in addition landscaping will be provided on the development site consistent with zoning requirements.

The proposal meets this criterion.

8. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) states:

An application for Class 3 Site Plan Review shall be granted if:

- (1) The application meets all applicable standards of the UDC;
- (2) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The applicant is requesting approval to construct a new residential care facility with two buildings, a 48-unit memory care facility and a 69-unit assisted living facility.

Development Standards – RH Zone:

SRC 515.005(a) - Uses:

Except as otherwise provided in Chapter 515, the permitted, special, conditional and prohibited uses in the RM-II zone are set forth in Table 515-1.

Finding: The primary use for the property is classified as Residential Care, under the Group Living use category. Pursuant to SRC Chapter 515, Table 515-1, Residential Care uses are allowed in the RH zone as a permitted use.

SRC 514.010(a) – Lot Standards:

There are no minimum lot area or dimensional requirements for the RH zone. The minimum street frontage requirement is 16 feet.

Finding: The subject property is approximately 3.88 acres in size and has approximately 604 feet of street frontage along Front Street NE, exceeding the minimum lot standard requirements of the RH zone.

SRC 514.010(b) – Setbacks:

North: Adjacent to the north is a RH (Multiple Family High-Rise Residential) zone. The RH zone requires buildings that are less than 35 feet in height to provide a minimum 5 foot interior side yard, however the Riverfront High Density Residential Overlay Zone provides that there is no minimum interior side setback requirement. Vehicle use areas require a minimum 5 foot setback per SRC Chapter 806.

Finding: The proposed memory care building is setback from the northern property line by approximately 29 feet. The proposed emergency vehicle access drive is setback approximately 5 feet from the northern property line.

South: Adjacent to the south is a RH (Multiple Family High-Rise Residential) zone. Buildings greater than 35 feet in height required a minimum 5 foot setback, plus one foot for each one-foot of height over 35 feet, but need not exceed 20 feet in depth, however the Riverfront High Density Residential Overlay Zone provides that there is no minimum interior side setback requirement. Vehicle use areas require a minimum 5 foot setback per SRC Chapter 806.

Finding: The proposed assisted living building is setback from the southern property line by approximately 14 feet. The proposed emergency vehicle access drive is setback approximately 5 feet from the southern property line.

East: Adjacent to the east is the right-of-way for Front Street NE. For buildings on lots within the CSDP area there is no minimum building setback required adjacent to a street. Vehicle use areas are required to be setback a minimum 6-10 feet per SRC Chapter 806.

Finding: Both proposed buildings are within 12 feet of the property line adjacent to Front Street NE. The proposed vehicle use area is setback 6 feet from the property line, the applicant indicates that a minimum 3-foot-tall brick, stone, or finished concrete wall will be provided meeting the requirements of SRC Chapter 806.035(c)(2)(D).

West: Adjacent to the west is the Willamette River. There is no minimum setback required by SRC Chapter 515 for buildings or vehicle use areas adjacent to the Willamette River.

Finding: SRC Chapter 600 (Willamette Greenway) provides use restrictions and riparian buffer requirements which limit use and development activities within the riparian area for the Willamette River, complete findings for Chapter 600 are included in Section 7 of this report.

SRC 515.010(c) - Lot Coverage, Height:

There is no maximum lot coverage or maximum height requirement in the RH zone.

Finding: The proposed development includes a replat to reconfigure the property into two lots. Proposed lot 1 is approximately 91,155 square feet in size, the assisted living building on this lot is approximately 22,758 square feet in size, for a lot coverage of approximately 25 percent.

Proposed lot 2 is approximately 100,335 square feet in size, the memory care building on this lot is 30,292 square feet in size, for a lot coverage of approximately 30 percent.

The proposed assisted living building will have a maximum height of 47 feet and the proposed memory care facility will have a maximum height of 24 feet.

SRC 515.010(d) – Maximum Square Footage for All Accessory Structures:
In addition to the maximum coverage requirements established in Table 515-4, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 515-5.

Finding: The proposed development does not include a single or two family use, this section is not applicable.

SRC 515.010(e) - Landscaping:

Landscaping within the RH zone shall be provided as set forth in this subsection.

- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

SRC 515.010(f) – Outdoor Storage:

Within the RH zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

Finding: Outdoor storage areas are not proposed for this development.

SRC 515.015(b) – Design Review:

Residential Care with three or more self-contained dwelling units shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

Finding: Self-contained dwelling units are not proposed for this Residential Care Facility, therefore Multiple Family Design Review is not required for the proposed development.

Solid Waste Service Area Development Standards SRC 800

SRC 800.055(a) – Applicability.

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

SRC 800.055(b) – Solid Waste Receptacle Placement Standards.

All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

- 1) Pad area. In determining the total concrete pad area for any solid waste service area:
 - a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
 - b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.

Finding: A concrete slab is proposed, meeting the requirements of this section.

- 2) Minimum Separation.
 - a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
 - b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

Finding: Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

- 3) Vertical Clearance.
 - a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
 - b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for serving.

Finding: The applicant indicates that the proposed enclosure will have a roof cover, however the receptacle size and the vertical clearance for the roof is not indicated on the plans. At the time of building permit, the proposed trash enclosure will be reviewed for conformance with the development standards in SRC Chapter 800.

SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.

When enclosures are used for required screening or aesthetics, such enclosure shall conform to the following standards:

- 1) **Front Opening of Enclosure.** The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

Finding: The site plan shows proposed enclosure will have two openings, each open has a minimum 12 foot width.

- 2) **Measures to Prevent Damage to Enclosure.** Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacles impacts.

Finding: The proposed trash enclosure plans provide a bumper curb at ground level in compliance with this provision.

- 3) **Enclosure Gates.** Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gates shall open a minimum of 120 degrees. All gates shall have restrainers in the open and closed positions.

Finding: The proposed gates can swing to 120 degrees in compliance with this provision.

SRC 800.055(f) – Solid Waste Service Area Vehicle Access.

- 1) **Vehicle Operation Area.** A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

Finding: The proposed vehicle operation area meets the minimum dimensional requirements for service vehicle access.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves; or, within the RH (Multiple Family High-Rise Residential) zone, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.

- a) **Minimum Required Off-Street Parking.** The minimum number of off-street parking spaces required for a Residential Care Facility is one space per 350 square feet of floor area.

- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: The proposed residential care facility consists of two building, approximately 37,210 square feet and 66,110 square feet in size requiring a minimum of 295 spaces ($103,320 / 350 = 295.2$). The maximum off-street parking allowance for the use is 516 spaces ($295 \times 1.75 = 516.3$). The applicant is requesting a Class 2 Adjustment to reduce the number of required off-street parking spaces for the facility from 295 to 87 spaces. Complete findings for the Class 2 Adjustment are included in Section 10 of this report.

Three of the proposed parking spaces are designated as compact spaces, less than the 75 percent allowance. Carpool/vanpool spaces are not required for the proposed Residential Care use.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
 1. The development of new off-street parking and vehicle use areas.
 2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
 3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
 4. The paving of an un-paved area.

Finding: Off-street parking and vehicle use area development standards apply to the new off-street parking area.

- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Finding: The proposed off-street parking area complies with minimum setback requirements.

c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5-foot-wide paved pedestrian walkway.

Finding: The proposed vehicle use area and parking spaces are setback greater than 5 feet from the exterior wall of adjacent buildings.

d) *Interior Landscaping.* Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

Finding: The proposed off-street parking area is approximately 51,470 square feet in size requiring a minimum of 4,118 square feet of interior parking lot landscaping is required ($51,470 \times 0.08 = 4,118$). The applicant indicates that approximately 5,218 square feet (10 percent) of interior parking lot landscaping is provided in the parking area.

e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed off-street parking spaces are sufficient to meet the minimum dimensions for standard and compact sized parking spaces.

f) *Additional Off-Street Parking Area Development Standards 806.035(f-m).*

Finding: The proposed off-street parking area is developed consistent with the additional standards for grade, surfacing, and drainage. Bumper guards or wheel barriers are indicated within the proposed off-street parking area. The proposed compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only. The striping, and lighting will meet the standards of SRC 806.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for any new use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.

A Residential Care use is required to have the greater of 4 bicycle spaces or 1 space per 3,500 square feet for the first 50,000 square feet, plus 1 space per 7,000 square feet for 50,000 to 100,000 square feet, plus 1 space per 14,000 square feet for remaining square footage over 100,000 square feet.

Finding: The proposed residential care facility has a total floor area of 103,320 square feet, which requires a minimum of 21 bicycle parking spaces ($50,000 / 3,500 = 14.3$) + ($50,000 / 7,000 = 7.1$) + ($3,320 / 14,000 = 0.24$). The proposed site plan indicates 28 bicycle parking spaces will be provided, exceeding the minimum requirement.

SRC 806.060 – Bicycle Parking Development Standards

Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

- a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.
- b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
- d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

Finding: The proposed bicycle parking spaces are within 50 feet of the main entry for the buildings. Dimensions and design of the bicycle parking spaces will be reviewed at the time of Building Permit.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 - Amount of Off-Street Loading.

For uses within the Group Living category, a minimum of 2 loading spaces are required for buildings that are 60,000-250,000 square feet in size. Loading spaces shall be a minimum of 12 feet in width, 30 feet in length, and have 14 feet of unobstructed vertical clearance.

Finding: Each building will have a pick-up and drop off space at the main entrance which meets the loading space dimensional requirements, in addition one dedicated loading space will be provided within the parking area.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

No protected trees have been identified on the site plan for removal.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetlands and/or hydric soil areas.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property contain areas of mapped landslide hazard areas equal to 2 points; three activity points are assigned to the proposed commercial development. A total of five points indicates a moderate landslide hazard risk; a geological assessment is required.

The applicant has submitted a report of geotechnical engineering services for the property prepared by GeoDesign Inc, dated April 10, 2017.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

Finding: The existing configuration of Front Street NE does not meet current standards for its classification of street per the Salem TSP. The applicant's site plan proposes a design for street widening that limits impacts to the existing pavement and railroad tracks. The proposed street improvements and right-of-way dedication meet the widths specified in SRC Chapter 803. Modification to the existing pavement section is not required except for surface preparation as needed to accommodate the pavement widening. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed by the applicant and approved by the Public Works Director prior to occupancy.

Condition 5: Along the development frontage of Front St NE, widen and construct a half-street improvement to Minor Arterial street standards as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Modification of the existing pavement is not required except for minor surface preparation as needed to accommodate the pavement widening.

As described in the conditions of approval, street lights shall be installed along the development frontage of Front Street NE in conformance with SRC Chapter 803 and the prescriptive spacing design standards in PWDS 6.28(b). Alternate locations to accommodate existing utility pole locations may be approved by the Public Works Director.

Condition 6: Install streetlights along the development frontage of Front Street NE in conformance with the prescriptive spacing design standards in PWDS 6.28(b) or as approved by the Public Works Director.

The existing right-of-way south of D Street NE is 99-feet and dedicated at an offset. The right-of-way north of D Street NE, along the property frontage, is 60-feet with an undetermined centerline. Based on the existing right-of-way configuration, no additional right-of-way is required along the development frontage of Front St NE.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient

movement of vehicles, bicycles, and pedestrians.

Finding: The driveway access onto Front St NE provides for safe turning movements into and out of the property. As shown on the applicant's site plan, the additional driveway accesses are to be reserved for emergency access only.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within Front Street NE and appear to be adequate to serve the proposed development.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to PWDS and to the satisfaction of the Public Works Director. At the time of utility design review, the applicant's engineer is advised to coordinate closely with Public Works staff to determine available service locations. Initial review of the proposed utility plan identified utility conflicts with a high pressure gas main and 16-inch steel main located in Front Street NE. In addition, the proposed public sewer and storm mains in Front Street are in close proximity to the rail line and may need to be relocated. Final alignment will be approved and reviewed by the Public Works Director at the time of construction plan review submittal.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

9. Analysis of Replat Approval Criteria

SRC 205.025(d) states:

A tentative replat shall be approved if all of the following criteria are met:

- (1) The tentative replat does not propose to vacate any public street or road, or any recorded covenants or restrictions.
- (2) The tentative replat will not create nonconforming units of land or non-conforming development, or increase the degree of nonconformity in existing units of land or development.
- (3) The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.
- (4) The tentative replat complies with all applicable provisions of ORS Chapter 92.

- (5) The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.
- (6) The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

Criterion 1:

The tentative replat does not proposed to vacate any public street or road, or any recorded covenants or restrictions.

Finding: The proposed tentative replat does not include a proposal to vacate any public street or road, or any recorded covenants or restrictions.

Criterion 2:

The tentative replat will not create nonconforming units of land or non-conforming development, or increase the degree of nonconformity in existing units of land or development.

Finding: The proposed replat reconfigures existing lots to create two new lots. Proposed Lot 1 is approximately 91,155 square feet in size (2.09 acres) and will contain the assisted living building. Proposed Lot 2 is approximately 100,335 square feet in size (2.3 acres) and will contain the memory care building.

There are no minimum lot size and dimension standards within the RH zone other than a minimum street frontage requirement of 16 feet. The Riverfront High Density Residential Overlay Zone also does not establish minimum lot area and dimension standards.

The proposed replat will not result in the creation of a nonconforming unit of land. The two proposed lots with the replat conform to lot area and dimension standards and each lot exceeds the minimum 16-foot street frontage requirement with frontage on Front Street NE.

The subject property is currently developed with an existing building, together with corresponding off-street parking. The existing buildings and off-street parking and vehicle use areas on the subject property are proposed to be removed from the site in order to accommodate the future development of the property.

The proposed property line separating lots 1 and 2 will be placed through the existing building, which is not allowed by the Building Code.

In order to ensure the proposed replat will not create a nonconforming situation, the existing building will need to be removed prior to final plat approval, therefore, the following condition of approval shall apply:

Condition 7: Existing buildings and structures on the subject property shall be removed prior to final plat approval.

The proposed lots are of sufficient size and configuration to accommodate development consistent with applicable development standards, and the proposed condition of approval requiring removal of the existing building prevents creation of nonconforming development. This criterion is met.

Criterion 3:

The tentative replat complies with the standards of this Chapter and with all applicable provisions of the UDC.

Finding: The applicant is requesting approval for development of a new residential care facility on the subject property. Complete findings addressing applicable development standards for the proposed residential facility are contained within this staff report.

Public Works staff has analyzed the proposed development for compliance with applicable provisions of SRC Chapters 21, 70-78, 200, 205, 601, 802-804, and 810. Any Code provisions found to be out of compliance are shown in the recommended conditions of development.

The applicant shall provide the required field survey and subdivision replat as per Statute and Code requirements outlined in the *Oregon Revised Statutes* (ORS) and the SRC. If said documents do not comply with the requirements outlined in ORS and SRC, and as per SRC 205.035(a), the approval of the subdivision replat by the City Surveyor may be delayed or denied based on the non-compliant violation.

Criterion 4:

The tentative replat complies with all applicable provisions of ORS Chapter 92.

Finding: ORS 92.185 establishes standards for replatting, including standards for reconfiguration of lots or parcels and public easements, vacation, notice, and utility easements. The proposed replat meets all applicable provisions of ORS 92.185 as detailed below:

- **ORS 92.185(1): A replat, as defined in ORS 92.010 shall apply only to a recorded plat.**

The proposed replat reconfigures Lots 4 and 5 of Cookes Addition to Salem, and portions of Block A of J.S Smith's Addition to the City of Salem. The lots proposed to be replatted with this application are within a recorded plat. The proposal therefore satisfies this requirement.

- **ORS 92.185(2): Notice shall be provided as described in ORS 92.225(4) when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.**

Streets, water, and sewer infrastructure have been constructed to serve the

lots within existing Cookes Addition to Salem and J.S. Smith's Addition to the City of Salem subdivisions. The existing subdivisions are therefore defined as "developed" pursuant to ORS 92.225 and this requirement is not applicable to the proposal.

- **ORS 92.185(3): Notice, consistent with the governing body of a city or county approval of a tentative plan of a subdivision plat, shall be provided by the governing body to the owners of property contiguous to the proposed replat.**

Notice of the consolidated application for development, including the replat request, was provided to owners of property located within 250 feet of the subject property. The proposal therefore satisfies this requirement.

- **ORS 92.185(4): When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of the property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the governing body within 14 days of the mailing or other service of the notice.**

In addition to providing notice to owners of property located within 250 feet of the subject property, notice of the proposed replat was also provided to public and private utilities serving the subject property. The proposal therefore satisfies this requirement.

- **ORS 92.185(5): A replat shall not serve to vacate any public street or road.**

The proposed replat does not vacate any public street or road. The proposal therefore satisfies this requirement.

- **ORS 92.185(6): A replat shall comply with all subdivision provisions of this chapter and all applicable ordinances and regulations adopted under this chapter.**

Staff has reviewed the proposed replat for compliance with the applicable provisions of the ORS Chapter 92 and the Salem Revised Code. As described in the findings of this report establishing conformance of the proposal with the replat approval criteria of SRC 205.025(d), the proposed replat complies with all applicable subdivision standards, including lot configuration and dimensions, access and circulation, and availability of public and private utility infrastructure. The proposal therefore satisfies this requirement.

The applicant shall verify with the Marion County Surveyor that the plat name is an accepted and valid name per ORS 92.090(1).

Criterion 5:

The tentative replat is not prohibited by any existing City land use approval or previous condition of approval, affecting one or both of the units of land.

Finding: No previous City land use approvals or conditions of approval have been identified affecting the subject property included within the proposed replat. This criterion is met.

Criterion 6:

The tentative replat does not adversely affect the availability of, or access to, City infrastructure or public or private utilities or streets.

Finding: The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are existing, and appear to be adequate to serve the proposed replat, with the exception of sanitary sewer. Oregon State Plumbing Specialty Code prohibits common private sewer systems for multiple buildings on separate parcels of land except as authorized by the Building and Safety Administrator. As shown on the applicant's utility plan, public sewer is proposed to be extended to serve proposed lot 2. Public Works staff have concerns with the proximity of the proposed public sewer to the existing rail line and may require relocation to allow for safe access and maintenance of the system. Alternatively, individual private sewer services within utility easements may be allowed. Prior to plat approval, the applicant shall design and construct sanitary sewer infrastructure to serve proposed lots 1 and

2. Public facilities shall be constructed in accordance with PWDS and in an alignment approved by the Public Works Director.

10. Analysis of Class 2 Adjustment Approval Criteria

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

Criterion 1:

The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

Finding: The applicant is requesting two Class 2 Adjustments for the proposed development to:

- 1) Reduce the minimum off-street parking requirement for the use from 292 spaces, to 87 spaces; and

- 2) Reduce the minimum spacing standard of 370 feet between driveway approaches onto an arterial street.

Decrease Number of Required Off-Street Parking Spaces. The Salem Revised Code requires residential care facilities to provide a minimum of one off-street parking space per 350 square feet of floor area. The off-street parking requirement for the residential care facility per Chapter 806 would be 292 parking spaces.

The statement provided by the applicant explains that the Institute of Transportation Engineers 4th Edition of "Parking Generation" states that the peak parking demand at Assisted Living and Memory Care facilities is between 0.37-0.47 vehicles per dwelling unit. Many residents in assisted living no longer own motor vehicles and purposely curtail their personal transportation. Most of the parking demand is from staff and visitors. There are 117 units within the facility with 87 parking spaces provided on the proposed site plan (0.74 spaces per dwelling unit).

The applicant is proposing a parking requirement that is suitable to operate the facility accounting for the parking needs of staff, residents and visitors, while limiting excessive amounts of paving. Staff finds that the Adjustment to reduce the off-street parking requirement is equally or better met by the applicant's development plan.

Reduced Driveway Spacing: The proposed driveway to Front Street NE does not meet the spacing standards described in SRC 804.035(d). The City Traffic Engineer reviewed driveway access locations for the proposed redevelopment and determined an access aligning with the D Street intersection would minimize turning conflicts. Therefore, the proposed driveway equally or better meets the intent of the standard by providing safe access and minimizing traffic conflicts.

Criterion 2:

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property is located within a residential zone. The proposed reduction to the number of required off-street parking spaces will significantly reduce the area of the site devoted to surface parking, reducing the visually impact of the proposed development. The development as proposed, will not significantly detract from the livability or appearance of the residential area.

Criterion 3:

If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Finding: Two separate adjustments have been requested with this development. Each of the adjustments has been evaluated separately for conformance with the Adjustment approval criteria. The cumulative impact of the adjustments results in an overall project which is consistent with the intent and purpose of the zoning code.

Any future development, beyond what is shown in the proposed plans, shall conform to the minimum off-street parking requirement and driveway spacing requirement, unless adjusted through a future land use action.

Condition 8: The adjusted off-street parking requirement and adjusted driveway spacing requirement, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan. Any future development, beyond what is shown in the attached site plan, shall conform to the off-street parking and driveway spacing requirements for the development site, unless adjusted through a future land use action.

11. Analysis of Class 2 Driveway Approval Permit Criteria

SRC 804.025(d) states that a Class 2 Driveway Approach Permit shall be granted if:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC 804 and Public Works Design Standards.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Finding: Redevelopment of the subject property minimizes driveway approaches onto Front Street NE by consolidating existing driveway accesses to provide one primary access to the site. The proposed fire accesses are for emergency use only.

Criterion 4:

The proposed driveway approach, where possible:

- a) Is shared with an adjacent property; or
- b) Takes access from the lowest classification of street abutting the property.

Finding: The subject property only abuts one street frontage, Front Street NE. The proposed access to the site aligns with the D Street NE intersection in a preferred alignment for traffic circulation. A shared access with the adjacent property to the south would not provide a benefit for traffic circulation and is not recommended.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: The location of the proposed driveway does not appear to have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is aligned with the intersection of D Street NE and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

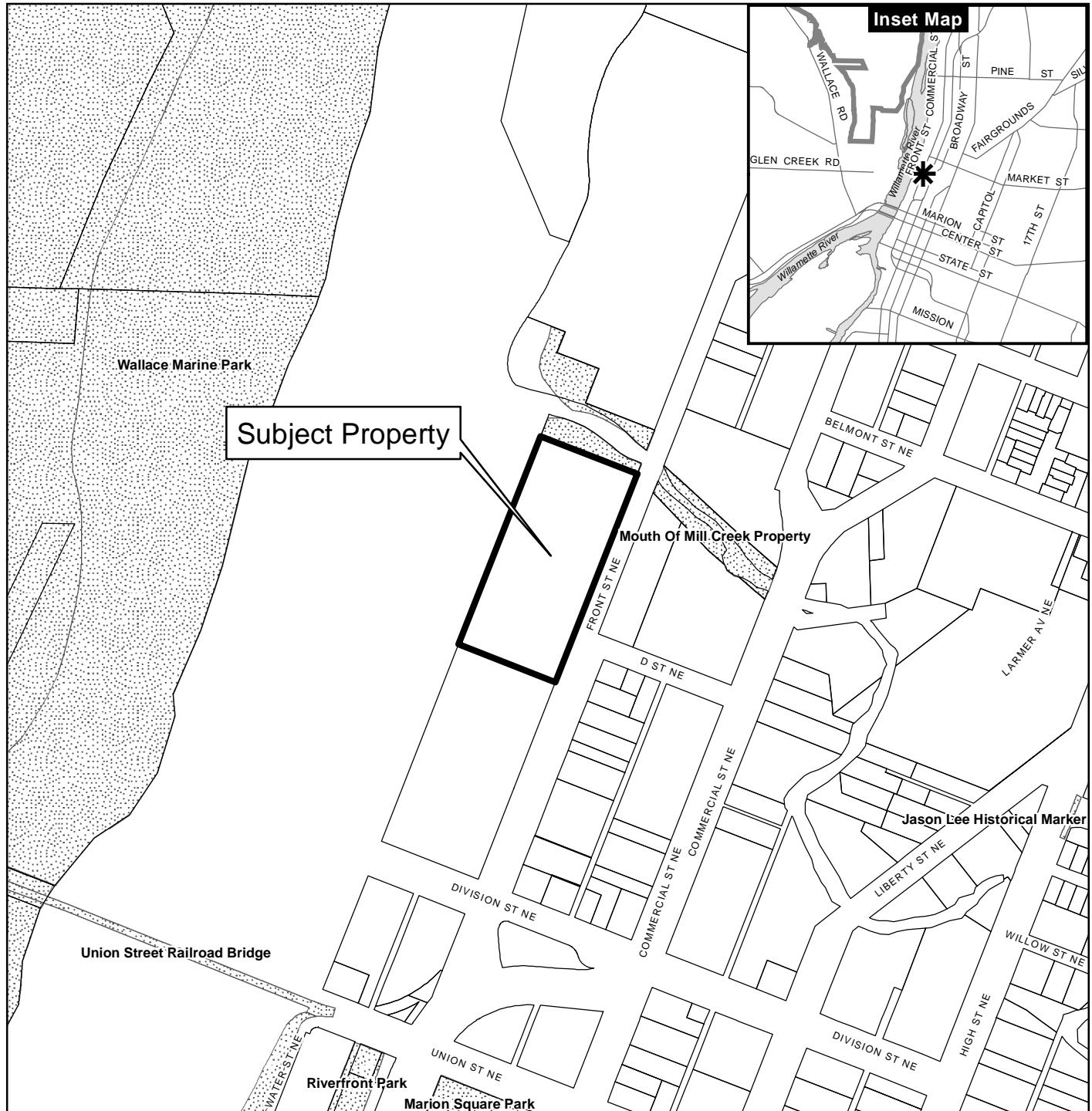
The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The subject property is zoned RH (Multiple Family High-Rise Residential) and is in a residentially zoned area, however, it is located on an arterial street and is surrounded by nonresidential uses. In addition, the proposed consolidation of the existing driveway approaches minimizes the adverse effects to adjacent streets and residentially zoned properties.

Conclusion: Based on the findings and conditions of approval contained above, the Applicant has satisfactorily addressed the applicable criteria for granting approval of a Design Review, Willamette Greenway Permit, Site Plan Review, Replat, Adjustment and Driveway Approach Permit. The Planning Commission has voted to approve the consolidated application to allow development of a residential care facility with two buildings, a 48-unit memory care facility and a 69-unit assisted living facility for property approximately 3.88 acres in size and zoned RH (Multiple Family High-Rise Residential) and within the Riverfront High Density Residential Overlay Zone, and located at 901 Front Street NE.

Vicinity Map

901 Front Street NE



Legend

	Taxlots		Outside Salem City Limits		Parks
	Urban Growth Boundary		Historic District		Schools
	City Limits				
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LAND USE APPROVAL

FOR

FRONT STREET SENIOR COMMUNITY

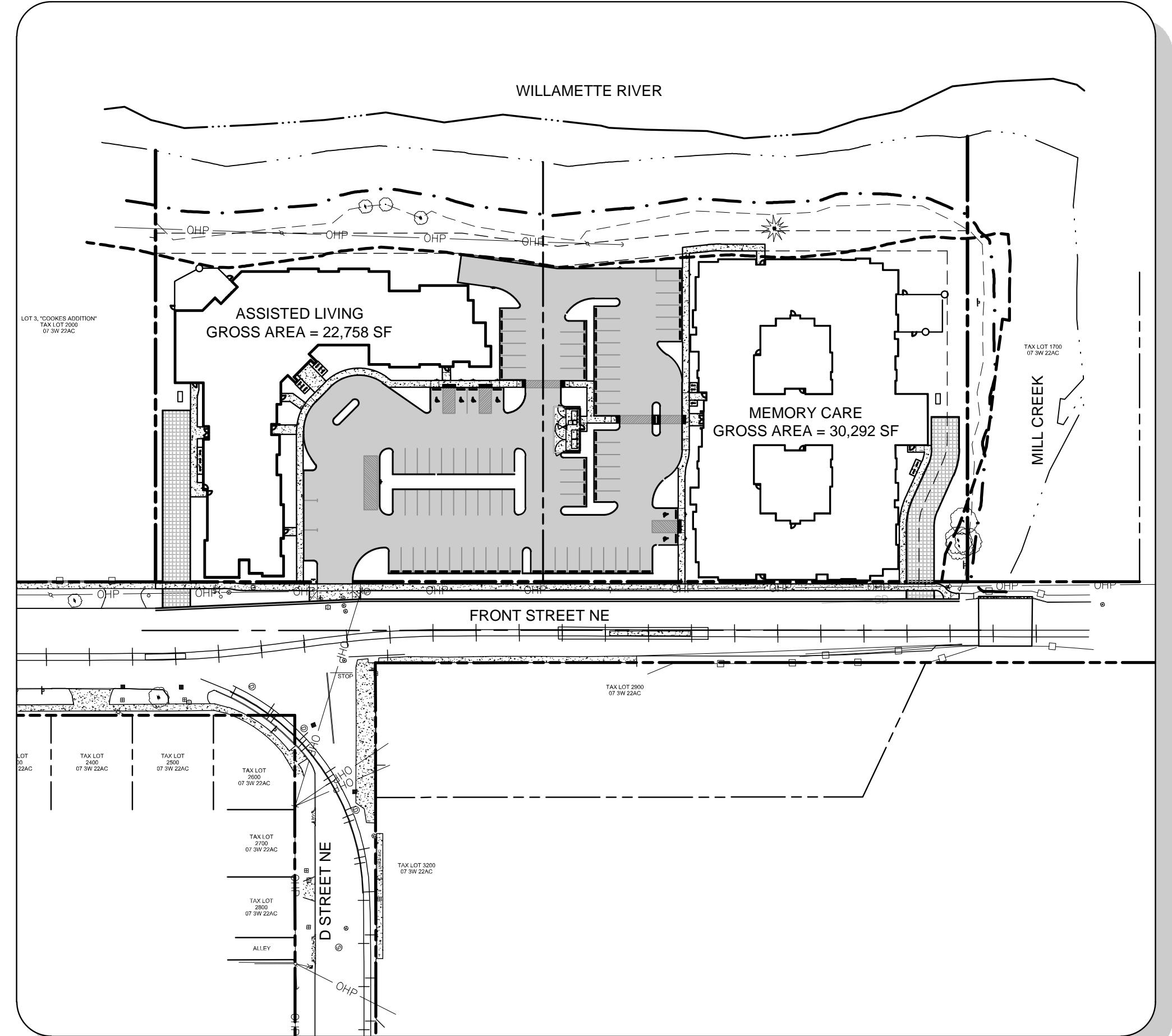
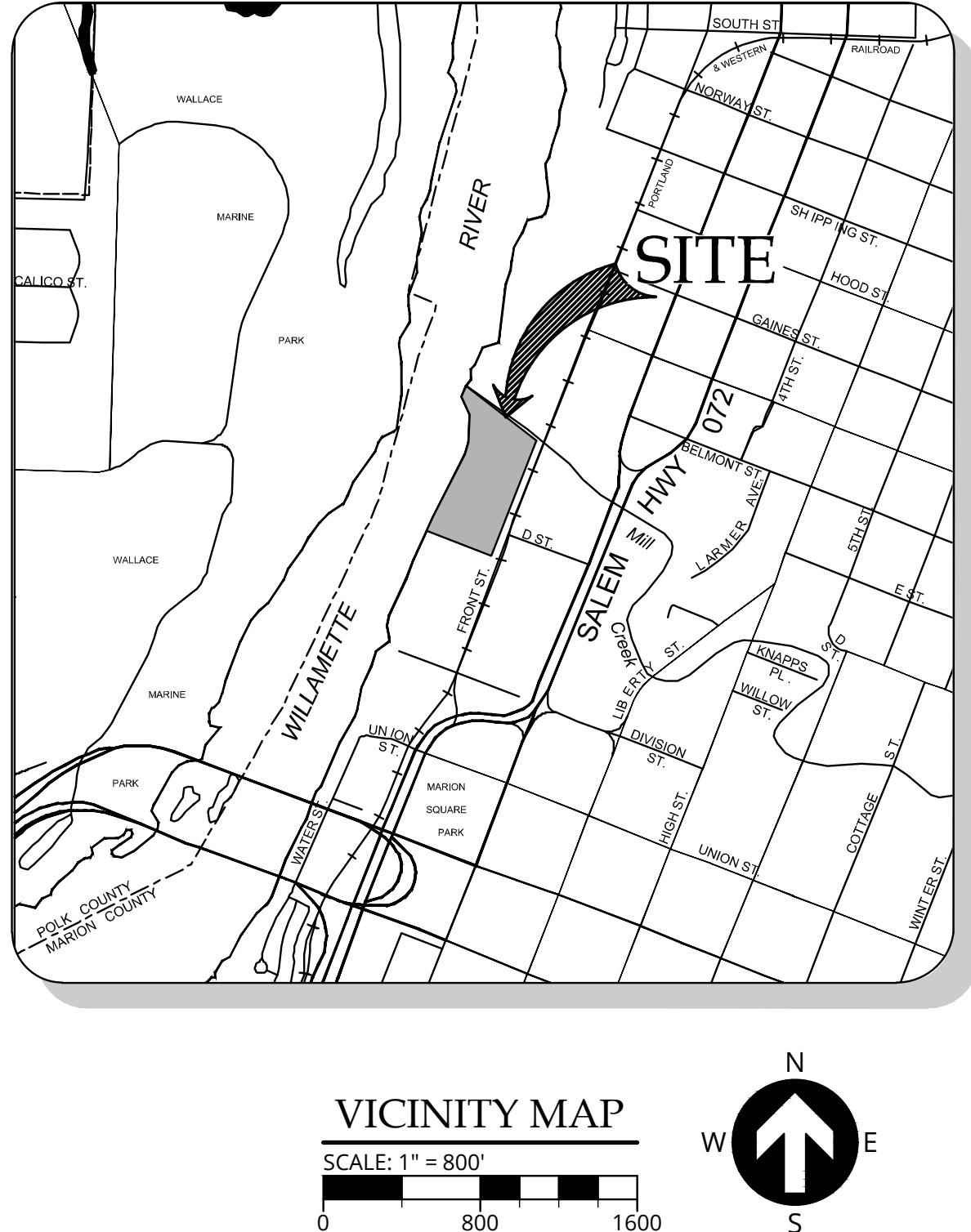
PREPARED FOR
RIVERSIDE MC PROPERTY, LLC

TAX LOT 1900, MAP 07-03-22AC
SW 1/4 OF NE 1/4, SEC. 22, T.7S., R.3W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED PROFESSIONAL
ENGINEER
BRIAN J. FEENEY
EXPIRES: 12-31-17

PUBLISH DATE
02/13/2017

ISSUED FOR
LAND USE APPROVAL



PROJECT TEAM

OWNER / APPLICANT

RIVERSIDE MC PROPERTY, LLC
1410 NW KEARNEY STREET, UNIT 520
PORTLAND, OR 97209
CONTACT: BRIAN MCMAHON
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EMAIL: brian@townshipdevelopment.com

LAND SURVEYOR

COMPASS LAND SURVEYORS, INC.
4147 SE INTERNATIONAL WAY #705
PORTLAND, OR 97222
CONTACT: DON DEVLAEMINCK, P.L.S.
PHONE: 503-653-9093
EMAIL: dond@compass-landsurveyors.com

CIVIL ENGINEER

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5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
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ARCHITECT

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FAX: (503) 221-2077
EMAIL: mwoodbury@lrsarchitects.com

PLANNING CONSULTANT

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BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

GEOTECHNICAL CONSULTANT

GEODESIGN, INC.
9450 COMMERCE CIRCLE, SUITE 300
WILSONVILLE, OR 97070
CONTACT: GEORGE SAUNDERS
PHONE: (503) 968-8787
EMAIL: gsaunders@geodesigninc.com

LANDSCAPE ARCHITECT

MEARS DESIGN GROUP, LLC
11680 SW 113TH PLACE
PORTLAND, OR 97223
CONTACT: TROY MEARS, PRINCIPAL
PHONE: 503-601-4516
EMAIL: troy.m@mearsdesigngroup.com

SITE INFORMATION

SITE ADDRESS

901 FRONT STREET NE
SALEM, OREGON 97301

TAX LOT(S)

07 3W 22AC 1900

JURISDICTION

CITY OF SALEM

FLOOD HAZARD

PANEL NUMBER: 41047C0333H
ZONE X (SHADED)
ZONE X (UNSHADED)

ZONING

RH

GROSS SITE AREA

4.4 ACRES

UTILITIES & SERVICES

WATER, STORM, SEWER

CITY OF SALEM
CONTACT: GLENN DAVIS
PHONE: (503) 588-6211
EMAIL: gdavis@cityofsalem.net

FIRE

MARION COUNTY FIRE MARSHAL
PHONE: (503) 588-6526

POWER

SALEM ELECTRIC
PHONE: (503) 362-3601
EMAIL: se@salemelectric.com

CABLE

CENTURYLINK
PHONE: (503) 315-9883

GAS

NW NATURAL GAS
PHONE: (503) 220-2415

POLICE, SCHOOLS, ROADS, PARKS

CITY OF SALEM

SHEET INDEX

- C000 COVER SHEET
- C010 PLAN LEGENDS
- C100 EXISTING CONDITIONS PLAN
- C110 DEMOLITION & EROSION CONTROL PLAN
- C200 SITE PLAN
- C201 TENTATIVE PLAT
- C202 HORIZONTAL CONTROL PLAN
- C205 WILLAMETTE RIVER GREENWAY PLAN
- C210 STREET SECTIONS
- C211 FIRE ACCESS PLAN
- C250 GRADING & EROSION CONTROL PLAN
- C300 COMPOSITE UTILITY PLAN
- L101 PLANTING PLAN
- L102 PLANTING PLAN
- L103 PLANTING DETAILS & NOTES

FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL
RIVERSIDE MC PROPERTY, LLC
SALEM, OREGON

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150; BEAVERTON, OR 97005

PROJECT INFORMATION
3J PROJECT # 16322
TAX LOT(S) 1900
LAND USE # 16-103465-PA
DESIGNED BY BMO
CHECKED BY EIM

SHEET NUMBER
C000

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALEM
STANDARD CONSTRUCTION SPECIFICATIONS AND ANY SPECIAL PROVISIONS
INCLUDED AS A PART OF APPROVED PLANS.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED
BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET
FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN
COPIES OF THE RULES BY CALLING THE CENTER. THE TELEPHONE
NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS
503-232-1987.

EXISTING LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- EXISTING LOT LINE
- ORDINARY LOW WATER LINE
- ORDINARY HIGH WATER LINE
- 100 YR FLOOD PLAIN
- WILLAMETTE RIVER GREENWAY BUFFER
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- EXISTING BUILDING
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING STRIPING: WHITE
- EXISTING STRIPING: YELLOW
- EXISTING TELECOM. LINE
- EXISTING GAS LINE
- EXISTING CABLE LINE
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING UNSPECIFIED OVERHEAD WIRE
- EXISTING VEGETATION LIMITS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING COMBINED SEWER
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SURFACE RUN-OFF FLOW ARROW
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING BLOW-OFF VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING STORM CLEANOUT
- EXISTING STORM INLET
- EXISTING POWER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL

PROPOSED LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED SETBACK LINE
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED LIP OF GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED GRASSCRETE
- PROPOSED VEGETATION
- PROPOSED CONCRETE SCORING
- PROPOSED BUILDING LINE
- PROPOSED FENCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SURFACE SLOPE %
- TREE TO BE REMOVED
- CRITICAL TREE ZONE PROTECTION AREA (LARGER OF DRIPLINE OR 1-FT RADIUS PER 1-IN TREE DIAMETER)
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED SAWCUT
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SOIL/WASTE STOCKPILE LOCATION
- PROPOSED CONCRETE WASHOUT
- PROPOSED INLET PROTECTION
- PROPOSED BIO BAG CHECK DAM
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED WALL
- PROPOSED STORM MAIN
- PROPOSED STORM LATERAL / LEAD
- PROPOSED SANITARY MAIN
- PROPOSED SANITARY LATERAL
- PROPOSED WATER MAIN
- PROPOSED WATER DOMESTIC SERVICE
- PROPOSED WATER FIRE SERVICE
- WYE FITTING, STORM / SANITARY
- TEE FITTING, STORM / SANITARY
- PIPE CAP / STUB
- LINE CONTINUATION
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED VALVE
- BLOW-OFF / AIR RELEASE ASSY.
- THRUST BLOCK
- STRADDLE BLOCK
- PIPE REDUCER
- FIRE DPT. CONNECTION
- PROPOSED SIGN (AS NOTED)
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED STORM MANHOLE
- PROPOSED STORM CLEANOUT
- ADA PARKING SYMBOL
- PROPOSED STRIPING
- PROPOSED LIGHTING
- DRAINAGE INLET SYMBOLS
- FIRE TRUCK
- FIRE HOSE LINE PULL EXTENTS FROM FIRE TRUCK
- CURVE RADIUS

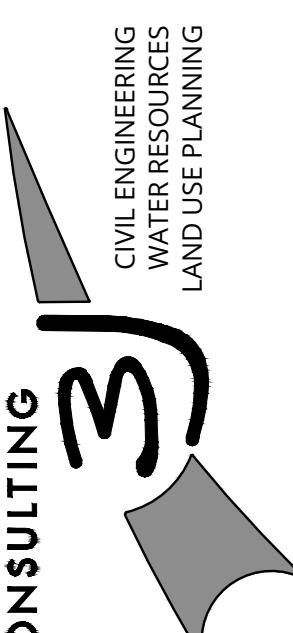
ABBREVIATIONS / ACRONYMS

AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
APPROX.	APPROXIMATE
CB	CATCH BASIN
CI	CAST IRON
CONC.	CONCRETE
CORR.	CORRUGATED
CY	CUBIC YARDS
DECID.	DECIDUOUS
DL	DRIP LINE
E	EAST
ELEC.	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FFE	FIRST FLOOR ELEVATION
FT	FOOT
GEN.	GENERATOR
GSF	GROSS SQUARE FEET
IE	INVERT ELEVATION
MAX	MAXIMUM
N	NORTH
NE	NORTHEAST
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO.	NUMBER
NW	NORTHWEST
OHWL	ORDINARY HIGH WATER LINE
OLWL	ORDINARY LOW WATER LINE
OSSC	OREGON STRUCTURAL SPECIALTY CODE
OUNC	OREGON UTILITY NOTIFICATION CENTER
PGE	PORTLAND GENERAL ELECTRIC
R	RADIUS
ROW	RIGHT OF WAY
RR	RAILROAD
S	SOUTH
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
STA	STATION
SW	SOUTHWEST
TELECOM.	TELECOMMUNICATIONS
TYP.	TYPICAL
VAR.	VARIABLES
W	WEST
YR	YEAR

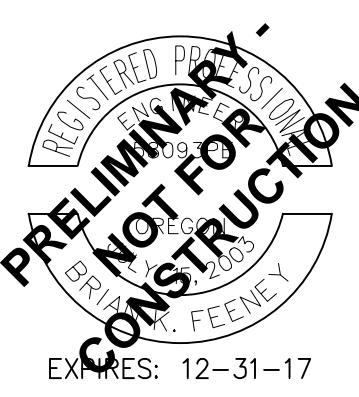
PLAN LEGENDS**FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL**

RIVERSIDE MC PROPERTY, LLC

SALEM, OREGON



PROJECT INFORMATION
 3J PROJECT # | 16322
 TAX LOT(S) | 1800
 LAND USE # | 16-103465-PA
 DESIGNED BY | BMO
 CHECKED BY | EIM

SHEET NUMBER
C010

PUBLISH DATE
02/13/2017
ISSUED FOR
LAND USE APPROVAL

EXPIRES: 12-31-17

GENERAL DEMOLITION NOTES

DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.

- ALL EXISTING PROPERTY UTILITY SERVICES TO BE TERMINATED BY UTILITY PROVIDER AND CAPPED AT THE RIGHT OF WAY PRIOR TO DEMOLISHING ANY EXISTING BUILDINGS. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER.
- CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
- CONTRACTOR TO PROTECT EXISTING TREES TO REMAIN AS NOTED IN TREE LIST.
- CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.
- CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE PHASED IN SUCH A MANOR AS TO ENSURE THAT PUBLIC ACCESS ROADS ARE NOT BLOCKED AND REMAIN OPERATIONAL.

TREE LIST:

TREE NO.	COMMON NAME	DBH	DRIPLINE (FT)
1001	CHERRY	12	18
1002	CHERRY	10	15
1003	MAPLE CLUMP	12	10
1004	MAPLE	3	10
1005	MAPLE	16	10
1006	FIR	25	20
1007	HAWTHORN	8	20
1008	HAWTHORN	8	20
1009	HAWTHORN	8	20
1010	HAWTHORN	8	20

DEMOLITION KEY NOTES

- 1 EXISTING BUILDING, COVERED AREAS, COLUMNS AND FOUNDATIONS TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
- 2 REMOVE EXISTING ASPHALT AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 3 REMOVE EXISTING CONCRETE AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 4 REMOVE EXISTING GRAVEL PATH AND ACCESS DRIVE. STOCKPILE GRAVEL IF ACCEPTABLE FOR REUSE OR DISPOSE OF RUBBLE AND REFUSE OFF-SITE IF IT CANNOT BE REUSED.
- 5 SAWCUT EXISTING ASPHALT PAVEMENT AS SHOWN. COORDINATE WITH ADJACENT PROPERTY.
- 6 COORDINATE WITH UTILITY PROVIDER TO REMOVE EXISTING UTILITY AND DISPOSE OF OFF-SITE.
- 7 COORDINATE WITH NW NATURAL GAS VALVE TO CUT AND CAP EXISTING 3/4" NATURAL GAS LINE WEST OF GAS VALVE. GAS VALVE TO REMAIN.
- 8 COORDINATE WITH CITY OF SALEM PUBLIC WORKS DEPARTMENT TO REMOVE EXISTING WATER VAULT AND CUT AND CAP LINE WEST OF WATER VALVE. WATER VALVE TO REMAIN.
- 9 COORDINATE WITH CITY OF SALEM PUBLIC WORKS DEPARTMENT TO REMOVE EXISTING FDC WATER METER, CONNECTION POINT, AND TO CUT AND CAP WATER LINE WEST OF WATER VALVE. WATER VALVE TO REMAIN.
- 10 COORDINATE WITH CENTURYLINK TO DISCONNECT AND REMOVE EXISTING UNDERGROUND PHONE LINE AND DISPOSE OF OFF-SITE.
- 11 REMOVE EXISTING FENCING AND DISPOSE OF OFF-SITE.
- 12 REMOVE ALL EXISTING BOLLARDS AND DISPOSE OF OFF-SITE.
- 13 REMOVE EXISTING CONCRETE WALL AND DISPOSE OF OFF-SITE.
- 14 REMOVE SAWDUST PILES AND DISPOSE OF OFF-SITE.
- 15 REMOVE EXISTING CATCH BASIN FULL OF ROCK AND DEBRIS AND DISPOSE OF OFF-SITE.
- 16 REMOVE METAL RAILING AND DISPOSE OF OFF-SITE. COORDINATE WITH ADJACENT PROPERTY OWNER. BE AWARE OF POTENTIAL FOR UNDERGROUND PROPANE PIPING.
- 17 REMOVE EXISTING CURB ALONG PROPERTY FRONTAGE. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 18 REMOVE EXISTING SIDEWALK ALONG PROPERTY FRONTAGE. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 19 OVERHEAD UTILITY LINE ALONG THE WEST SIDE OF SITE SHALL NOT BE DISTURBED.
- 20 ADJACENT PROPERTY OWNER'S EXISTING ASPHALT DRIVEWAY AND PARKING LOT SHALL NOT BE DISTURBED.
- 21 UNDERGROUND HIGH PRESSURE GAS LINE SHALL NOT BE DISTURBED.
- 22 OVERHEAD UTILITY LINE AND UTILITY POLES IN PUBLIC RIGHT OF WAY SHALL NOT BE DISTURBED.
- 23 UNDERGROUND 16" STEEL WATER LINE SHALL NOT BE DISTURBED.
- 24 ALL EXISTING GAS MARKERS WITHIN PUBLIC RIGHT OF WAY SHALL NOT BE DISTURBED.
- 25 EXISTING HYDRANT AND ASSOCIATED WATER VALVE SHALL NOT BE DISTURBED.
- 26 EXISTING WOOD FENCING SHALL NOT BE DISTURBED.
- 27 COORDINATE WITH CITY OF SALEM PUBLIC WORKS DEPARTMENT TO REMOVE EXISTING SANITARY SEWER PIPE AND DISCONNECT FROM EXISTING SANITARY SEWER MANHOLE. EXISTING MANHOLE TO REMAIN.

EROSION CONTROL KEY NOTES

- 1 MAINTAIN TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION ACTIVITIES. PROJECT ARBORIST TO OVERSEE ANY AND ALL CONSTRUCTION WITHIN TREE PROTECTION ZONES. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY INSPECTOR.
- 2 INSTALL/MAINTAIN SEDIMENT FENCING.
- 3 INSTALL/MAINTAIN BIOFILTER BAG INLET PROTECTION.
- 4 INSTALL/MAINTAIN 50' X 24' GRAVEL CONSTRUCTION ENTRANCE.
- 5 PROTECTION FENCING FOR TREE 1006 SHALL BE INSTALLED AT LESS THAN THE CRITICAL TREE ZONE MEASUREMENT. PROJECT ARBORIST TO OVERSEE MITIGATION OPTIONS TO ALLOW FOR CONSTRUCTION ACTIVITIES.

NET SENIOR CREDIT USE APPROVAL

DEMOLITION & EROSION CONTROL PLAN

FRONT STREET SENIOR COMMUNITY

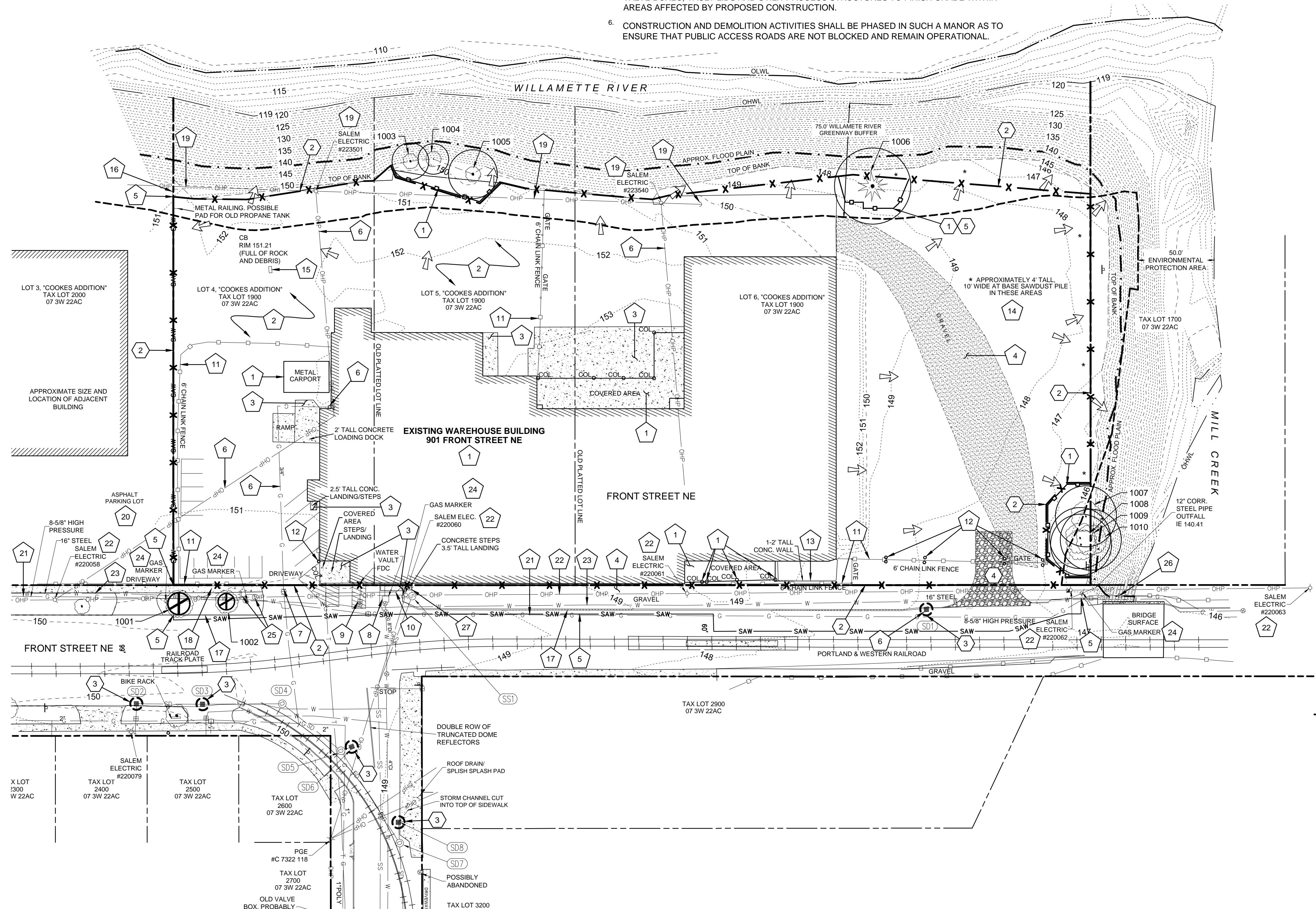
VERSIDE MC PROPERTY, LLC
SALEM, OREGON

3 CIVIL ENGINEERING WATER RESOURCES LAND USE PLANNING

JECT INFORMATION
PROJECT # | 16322
X LOT(S) | 1900
IP USE # | 10-100101 PA

ND USE # | 16-103465-PA
GNED BY | BMO
CKED BY | EIM

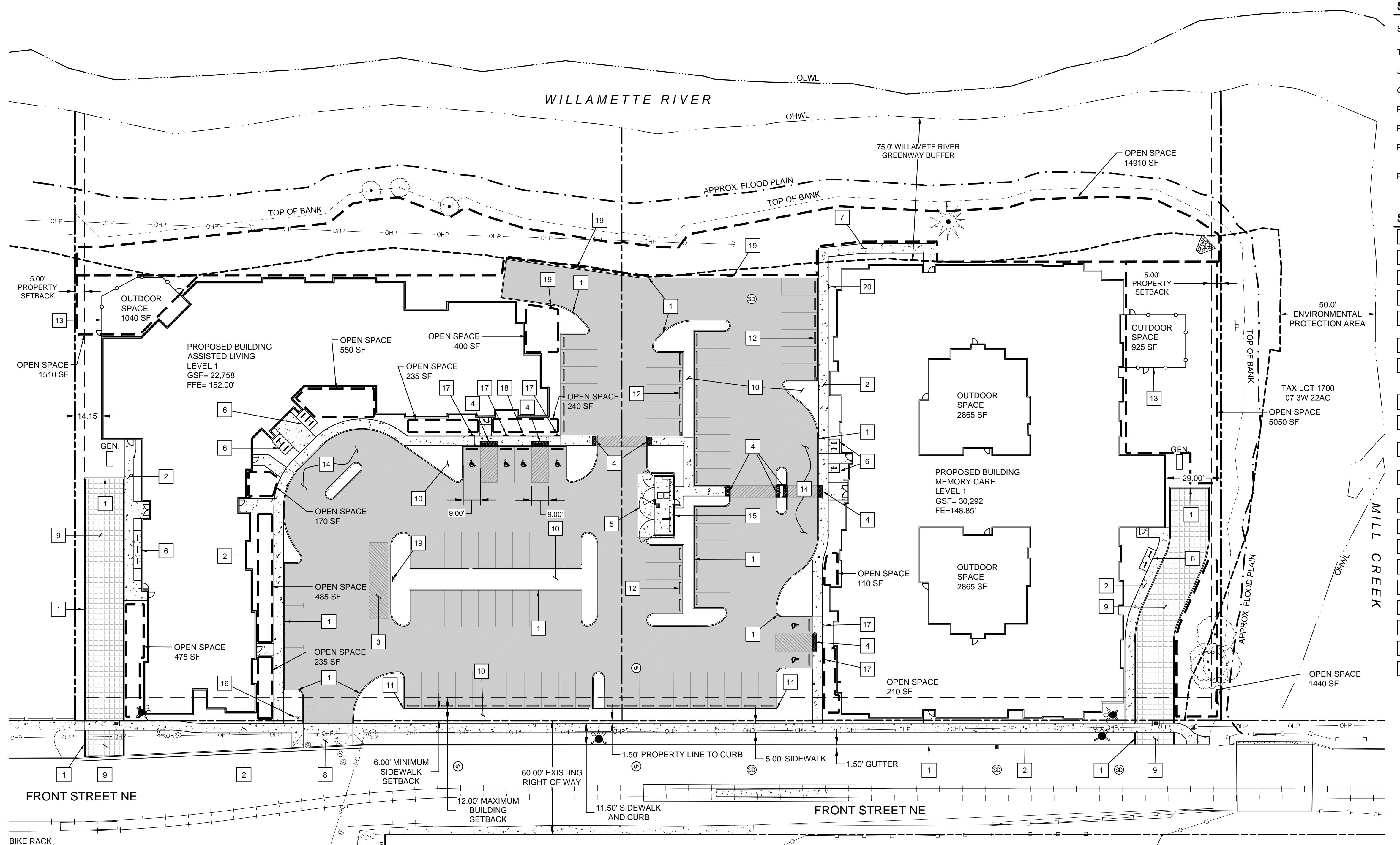
C110



P:\16322- NE FRONT STREET MEMORY CARE\CAD\DD\C110 DEMOLITION & EROSION CONTROL.DWG

**FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL**

RIVERSIDE MC PROPERTY, LLC
SALEM, OREGON



SITE STATISTICS

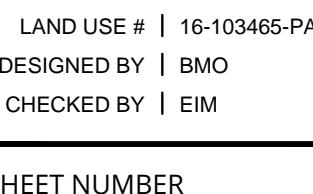
SITE ADDRESS	901 FRONT STREET NE SALEM, OREGON 97209
TAXLOT	07 3W 22AC 1900
JURISDICTION	CITY OF SALEM
GROSS SITE AREA	4.4 ACRES
PROPOSED LOT 1 AREA	2.1 ACRES
PROPOSED LOT 2 AREA	2.3 ACRES
PROPERTY ZONING	RH
PANEL NUMBER	41047C033H
FLOOD HAZARD MAP NUMBER	ZONE X (UN-SHADED) ZONE X (SHADE)

3J CONSULTING

CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150; BEAVERTON, OR 97005

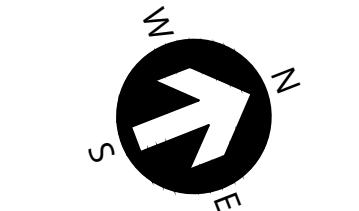
PROJECT INFORMATION
3J PROJECT # 16322
TAX LOT(S) 1900
LAND USE # 16-103465-PA
DESIGNED BY BMO
CHECKED BY EIM

SHEET NUMBER
C200



SCALE: 1" = 30'

0 30 60



DEVELOPMENT STANDARDS DEVELOPMENT CODE SECTION 515.010.

A. MINIMUM PARCEL AREA (SF)	NONE
1. MINIMUM	NONE
B. RESIDENTIAL DENSITY	N/A
1. MINIMUM / MAXIMUM	N/A
C. FLOOR AREA RATIO	N/A
1. MINIMUM / MAXIMUM	N/A
D. LOT DIMENSIONS	
1. MINIMUM WIDTH	NONE
2. MINIMUM DEPTH	NONE
E. MINIMUM SETBACKS	
1. BUILDING (ALONG FRONT STREET)	0 FEET
2. PARKING (ALONG FRONT STREET)	6 FEET
3. SIDE	0 FEET
4. REAR	5 FEET (BUILDING HEIGHT LESS THAN 35 FEET); 5 FEET PLUS 1 FOOT FOR EACH 1 FOOT OF HEIGHT OVER 35 FEET. (NOT EXCEEDING 20 FEET IN DEPTH)
F. BUILDING HEIGHT	70 FEET
1. MAXIMUM	70 FEET
LOADING - 60,001-250,000 SF	
DEVELOPMENT CODE SECTION 806.075.	
STALLS SHALL BE AT LEAST 30' LONG BY 12' WIDE BY 14' HIGH INSIDE DIMENSIONS	2 2

PARKING - VEHICLES DEVELOPMENT CODE SECTION 806.015.

MINIMUM REQUIRED	
MINIMUM PARKING - RESIDENTIAL CARE FACILITY (1 SPACE/350 SF OF RESIDENTIAL CARE FACILITY AREA)	189
MINIMUM PARKING - MEMORY CARE FACILITY (1 SPACE/350 SF OF RESIDENTIAL CARE FACILITY AREA)	103
TOTAL REQUIRED	292
AS PROPOSED	87

PARKING - ACCESSIBLE OSCC SECTION 1106.1

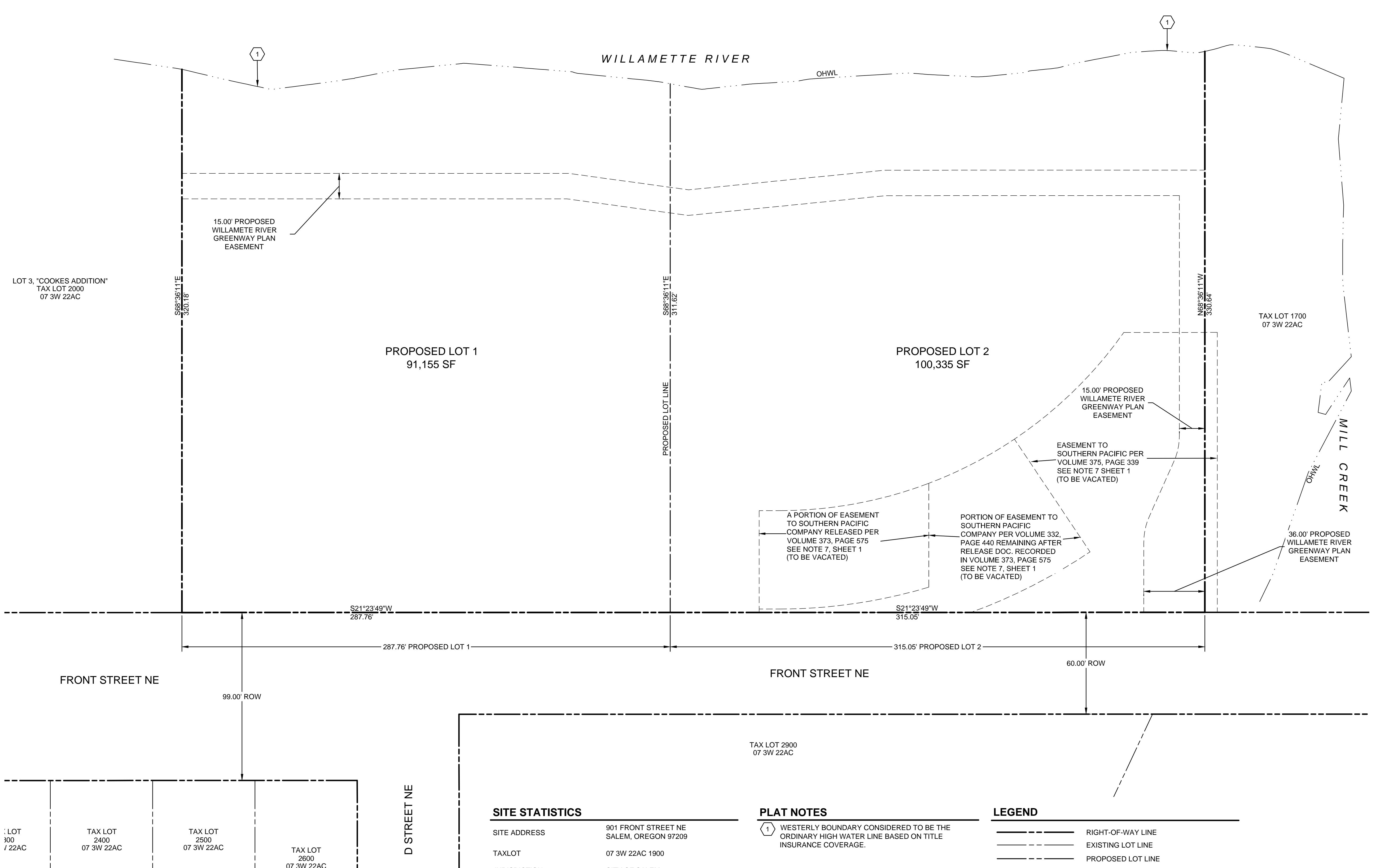
TOTAL PARKING IN LOT	MINIMUM REQUIRED	AS PROPOSED
ACCESSIBLE SPACES	4	6
VAN ACCESSIBLE SPACES	1	1

PARKING - BICYCLES DEVELOPMENT CODE SECTION 806.055.

MINIMUM REQUIRED	
MINIMUM PARKING - RESIDENTIAL CARE FACILITY (GREATER OF 4 SPACES OR 1.0/3,500 SF FOR 1ST 50,000 SF; PLUS 1.0/7,000 SF FOR 50,000 SF TO 10,000 SF; PLUS 1.0/14,000 SF OVER 100,000 SF)	17
MINIMUM PARKING - MEMORY CARE FACILITY (GREATER OF 4 SPACES OR 1.0/3,500 SF FOR 1ST 50,000 SF; PLUS 1.0/7,000 SF FOR 50,000 SF TO 10,000 SF; PLUS 1.0/14,000 SF OVER 100,000 SF)	10
TOTAL REQUIRED	27
AS PROPOSED	28

**FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL**

RIVERSIDE MC PROPERTY, LLC
SALEM, OREGON



SITE STATISTICS

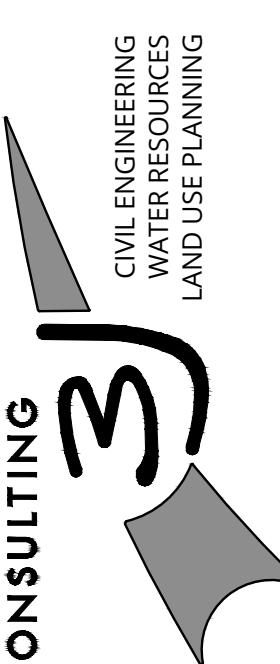
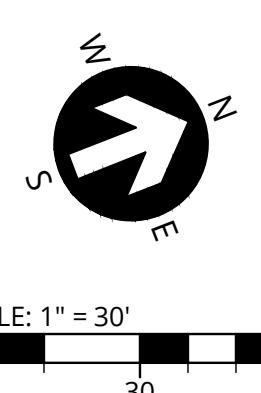
SITE ADDRESS	901 FRONT STREET NE SALEM, OREGON 97209
TAXLOT	07 3W 22AC 1900
JURISDICTION	CITY OF SALEM
GROSS SITE AREA	4.4 ACRES
PROPOSED LOT 1 AREA	2.1 ACRES
PROPOSED LOT 2 AREA	2.3 ACRES
PROPERTY ZONING	RH
FLOOD HAZARD MAP NUMBER	PANEL NUMBER: 41047C033H ZONE X (UNSHADED) ZONE X (SHADE)

PLAT NOTES

① WESTERLY BOUNDARY CONSIDERED TO BE THE ORDINARY HIGH WATER LINE BASED ON TITLE INSURANCE COVERAGE.

LEGEND

- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - ORDINARY LOW WATER LINE
- - - ORDINARY HIGH WATER LINE
- - - 100 YR FLOOD PLAIN
- - - WILLAMETTE RIVER GREENWAY BUFFER



THE PURPOSE OF THIS TENTATIVE PLAT IS
TO SHOW THE PROPOSED SITE DIMENSIONS
FOR PLANNING PURPOSES. THIS IS NOT AN
OFFICIAL PLAT AND IS NOT TO BE USED FOR
SURVEY PURPOSES.

SITE STATISTICS

SITE ADDRESS	901 FRONT STREET NE SALEM, OREGON 97209
TAXLOT	07 3W 22AC 1900
JURISDICTION	CITY OF SALEM
GROSS SITE AREA	4.4 ACRES
PROPOSED LOT 1 AREA	2.1 ACRES
PROPOSED LOT 2 AREA	2.3 ACRES
PROPERTY ZONING	RH
FLOOD HAZARD MAP NUMBER	PANEL NUMBER: 41047C0333H ZONE X (UNSHADED) ZONE X (SHADED)

HORIZONTAL CONTROL PLAN
FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL

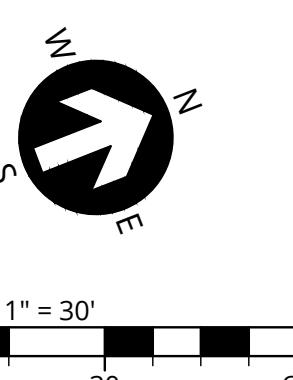
**ENTAL CONTROL PL
T SENIOR CO
USE APPROV
SIDE MC PROPERTY, LLC
SALEM, OREGON**

P:\16322- NE FRONT STREET MEMORY CARE\CAD\DD\C202 HORIZONTAL CONTROL PLAN.DWG

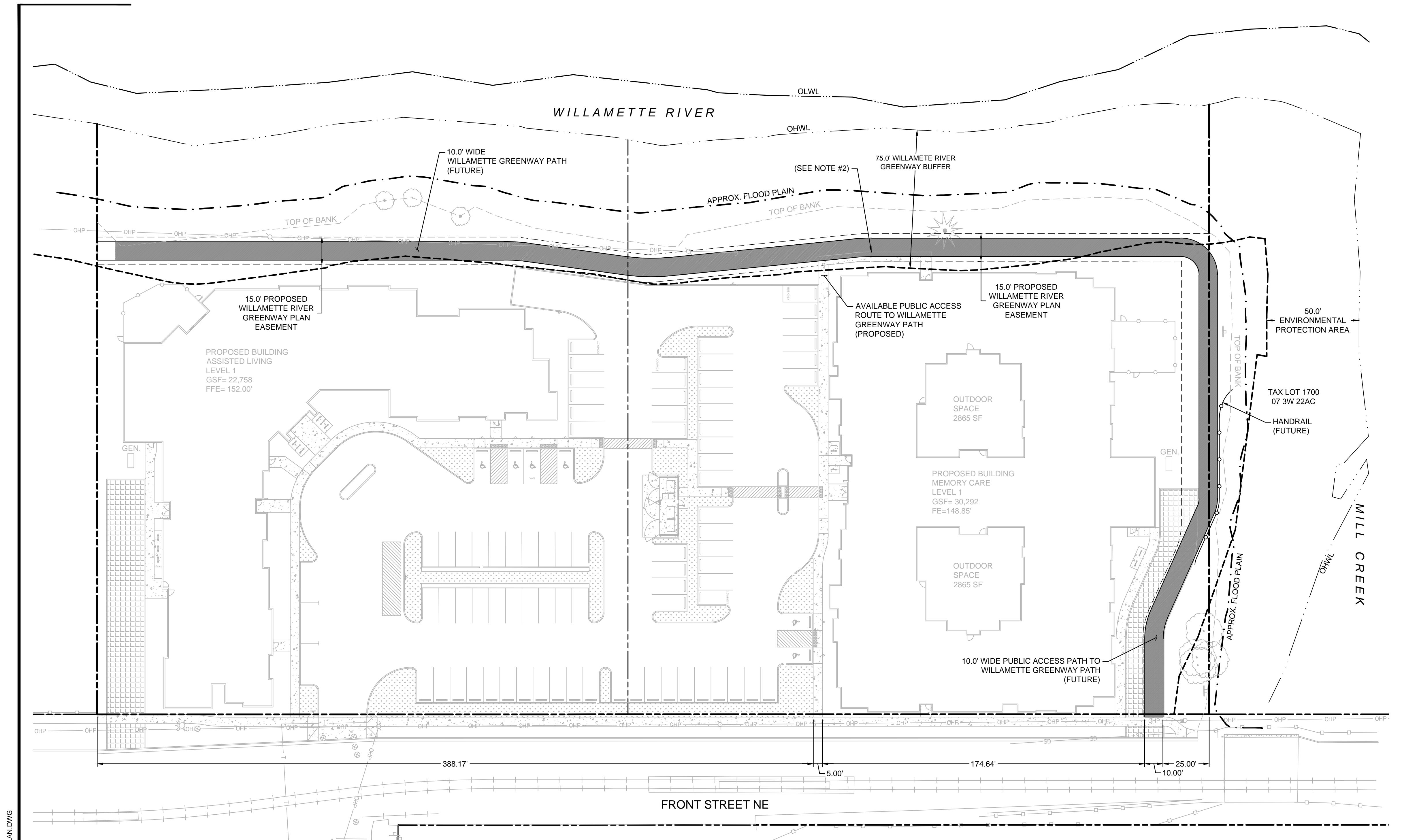
The logo for 3 Consulting is a vertical graphic. It features a large, bold, black, handwritten-style '3' on the left. To the right of the '3' is a large, stylized '1' that is partially cut off on the right side. Above the '1', there is a grey, triangular graphic that resembles a mountain peak. To the left of the '3', the word 'CONSULTING' is written vertically in a bold, black, sans-serif font. Above the '1', the text 'CIVIL ENGINEERING', 'WATER RESOURCES', and 'LAND USE PLANNING' is stacked vertically in a smaller, black, sans-serif font.

PROJECT INFORMATION
3J PROJECT # | 16322
TAX LOT(S) | 1900
LAND USE # | 16-103465-PA
DESIGNED BY | BMO
CHECKED BY | EIM

SHEET NUMBER
C202



SCALE: 1" = 30'



P116322-NE FRONT STREET MEMORY CARE/CADD/C205 WILLAMETTE RIVER GREENWAY PLAN.DWG

GENERAL NOTES

1. FUTURE PATH AT NORTH END OF PROPERTY AND PROPOSED SIDEWALK SOUTH OF MEMORY CARE BUILDING PROVIDES ACCESS TO WILLAMETTE RIVER GREENWAY PATH AT LEAST EVERY 400' OF PROPERTY.
2. EMERGENCY EGRESS CONCRETE SIDEWALK WILL BE REPLACED WITH THE FUTURE WILLAMETTE RIVER GREENWAY PATH.

WILLAMETTE RIVER GREENWAY PLAN FRONT STREET SENIOR COMMUNITY LAND USE APPROVAL

RIVERSIDE MC PROPERTY, LLC
SALEM, OREGON

REGISTERED PROFESSIONAL
ENGINEER
BRUCE A. FEENEY
EXPIRES: 12-31-17

PUBLISH DATE
02/13/2017

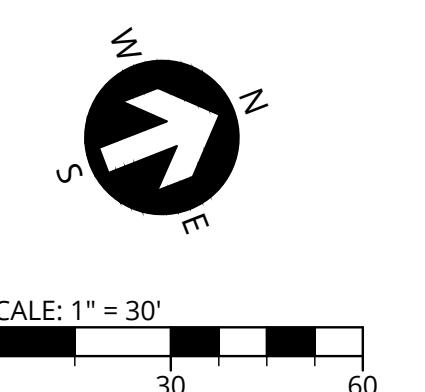
ISSUED FOR
LAND USE APPROVAL

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCE
LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150; BEAVERTON, OR 97005

PROJECT INFORMATION
3J PROJECT # | 16322
TAX LOT(S) | 1800
LAND USE # | 16-103465-PA
DESIGNED BY | BMO
CHECKED BY | EIM

SHEET NUMBER
C205

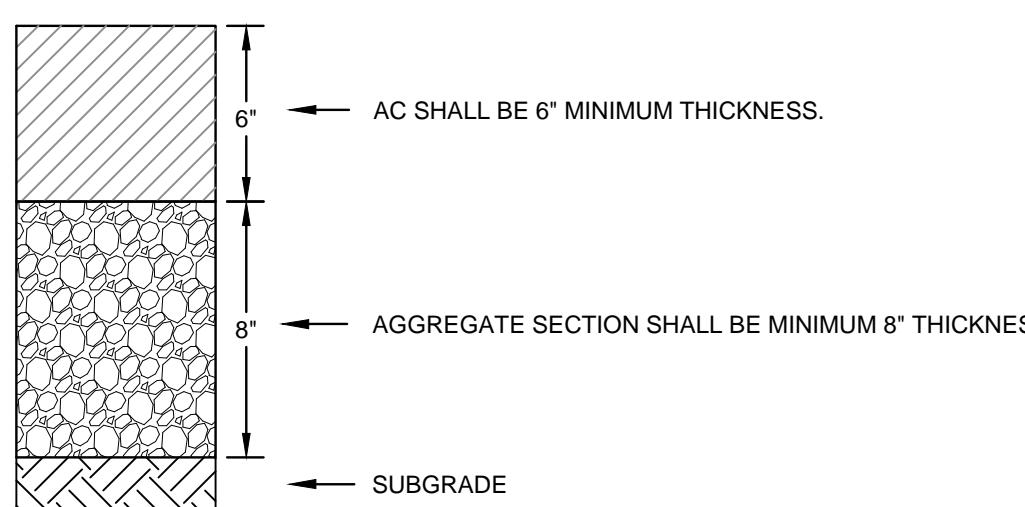
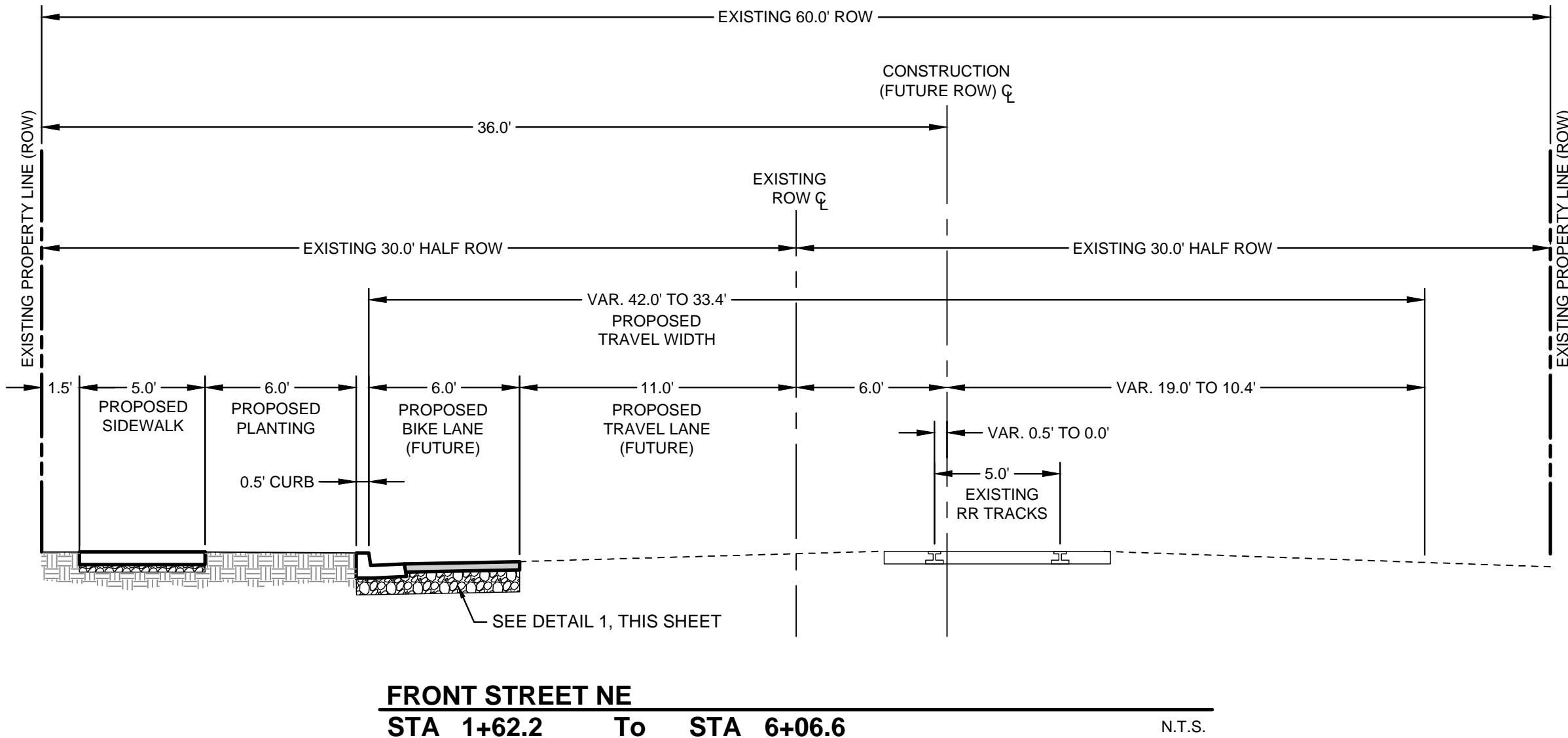
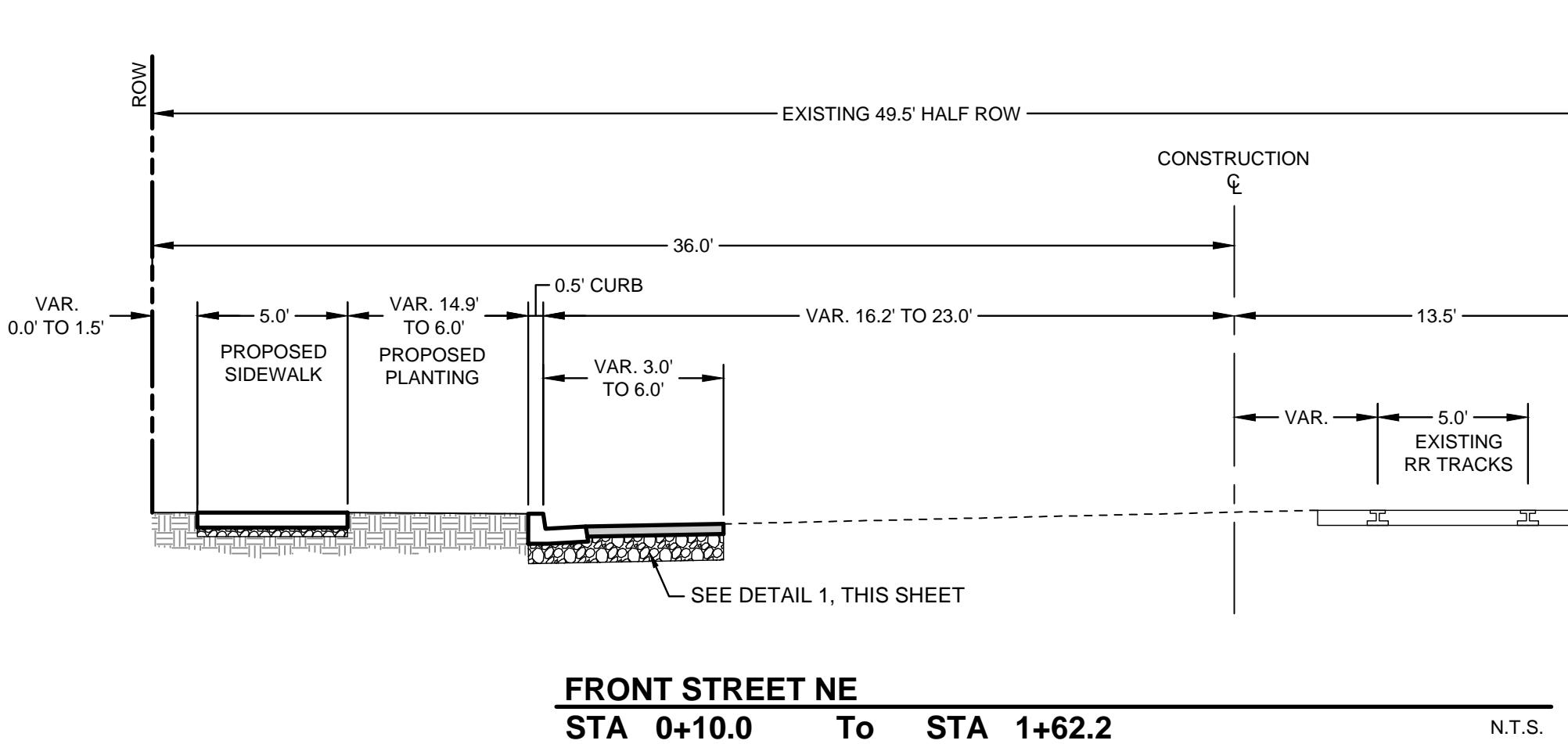


PUBLISH DATE
02/13/2017

ISSUED FOR
LAND USE APPROVAL

**FRONT STREET SENIOR COMMUNITY
LAND USE APPROVAL**

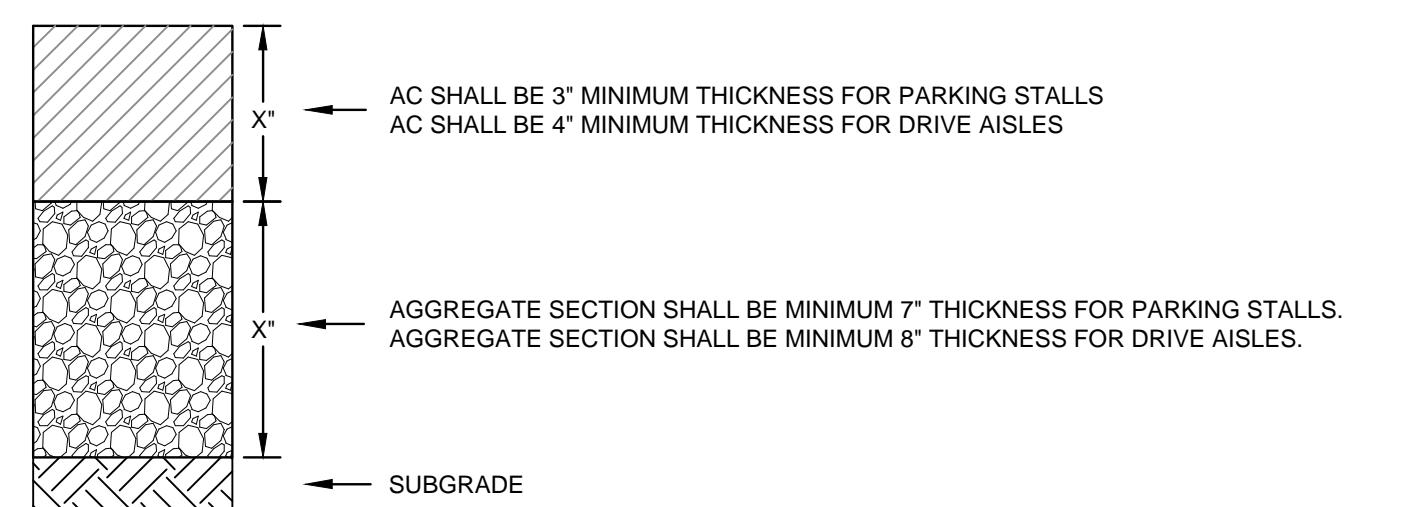
RIVERSIDE MC PROPERTY, LLC
SALEM, OREGON



PAVING SECTION - FRONT STREET NE PUBLIC IMPROVEMENTS

N.T.S.

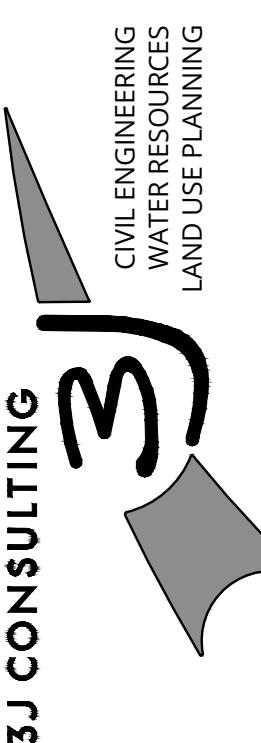
1
C210



PAVING SECTION - PRIVATE IMPROVEMENTS

N.T.S.

2
C210



5075 SW GRIFFITH DRIVE, SUITE 150; BEAVERTON, OR 97005

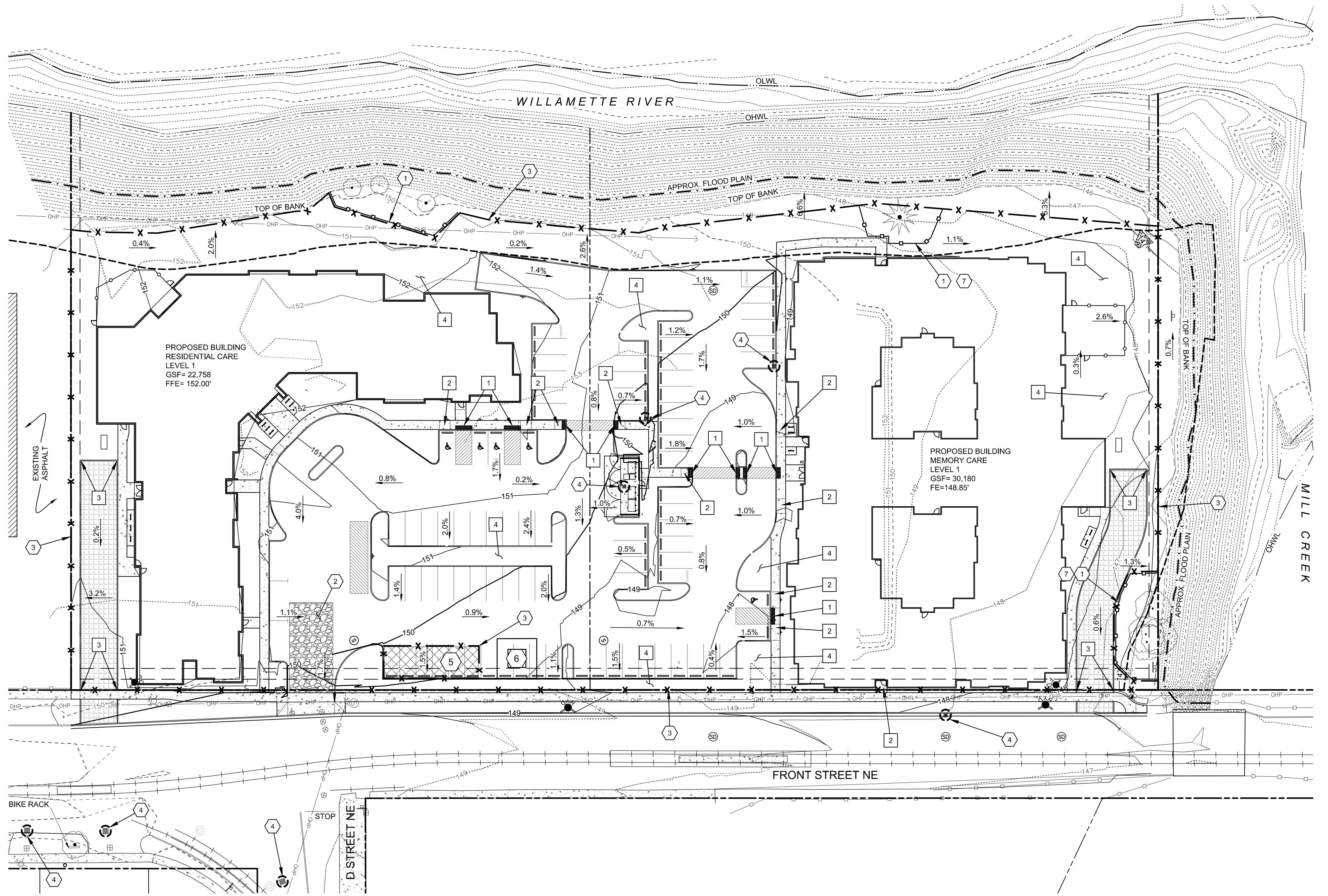
PROJECT INFORMATION
3J PROJECT # | 16322
TAX LOT(S) | 1800
LAND USE # | 16-103465-PA
DESIGNED BY | BMO
CHECKED BY | EIM

SHEET NUMBER

C210

GRADING & EROSION CONTROL PLAN **FRONT STREET SENIOR COMMUNITY LAND USE APPROVAL**

IVERSIDE MC PROPERTY, LLC
SALEM, OREGON



GRADING KEY NOTES

- 1 PROVIDE ADA COMPLIANT LANDING GRADE (2.0% MAX).
- 2 PROVIDE ADA COMPLIANT RAMP GRADE (8.33% MAX).
- 3 PROVIDE 0" EXPOSURE CURBING.
- 4 GREEN STORMWATER INFRASTRUCTURE LANDSCAPE AREA

EROSION CONTROL KEY NOTE

- 1 MAINTAIN TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION ACTIVITIES. PROJECT ARBORIST TO OVERSEE ANY AND ALL CONSTRUCTION WITHIN TREE PROTECTION ZONES. TREE PROTECTION FENCING MUST BE INSTALLED AND APPROVED BY THE CITY INSPECTOR.
- 2 INSTALL/MAINTAIN 50' X 24' GRAVEL CONSTRUCTION ENTRANCE.
- 3 INSTALL/MAINTAIN SEDIMENT FENCING.
- 4 INSTALL/MAINTAIN BIOFILTER BAG INLET PROTECTION.
- 5 TEMPORARY SOIL/WASTE STOCKPILE LOCATION. COVER WITH PLASTIC SHEETING AT THE END OF WORK DAY.
- 6 INSTALL CONCRETE WASH OUT.
- 7 PROTECTION FENCING FOR TREES SHALL BE INSTALLED AT LESS THAN THE CRITICAL TREE ZONE MEASUREMENT. PROJECT ARBORIST TO OVERSEE MITIGATION OPTIONS TO ALLOW FOR CONSTRUCTION ACTIVITIES.

SITE GRADING INFORMATION

CUT (TO FINISH GRADE)	4,694 CY
FILL (TO FINISH GRADE)	989 CY
NET BALANCE	3,705 CY
MAXIMUM CUT DEPTH	4 FT
MAXIMUM FILL DEPTH	2 FT
TOTAL AREA OF DISTURBANCE (ON-SITE)	3.6 ACRES

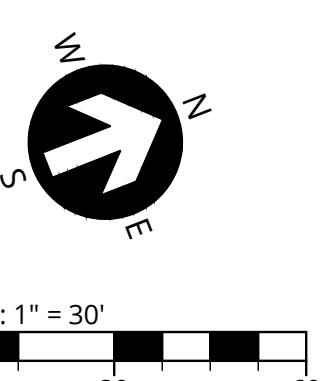
P:\16322- NE FRONT STREET MEMORY CARE\CAD\DD\C250 GRADING & EROSION CONTROL PLAN.DWG

The logo for 3 Consulting is a stylized graphic. It features a large, bold, black number '3' in the center. To the left of the '3', the word 'CONSULTING' is written vertically in a bold, black, sans-serif font. To the right of the '3', there are three grey, angular shapes: a tall triangle pointing upwards, a shorter triangle pointing downwards, and a trapezoid pointing to the right. Above these shapes, the words 'CIVIL ENGINEERING', 'WATER RESOURCES', and 'LAND USE PLANNING' are stacked vertically in a smaller, black, sans-serif font.

PROJECT INFORMATION
3J PROJECT # | 16322
TAX LOT(S) | 1900
LAND USE # | 16-103465-PA
DESIGNED BY | BMO
CHECKED BY | EIM

HEET NUMBER

C250



now what's below.
Call before you dig.

CALE: 1" = 30'

C250

A circular registration stamp for Brian K. Feeney, P.E. The outer ring contains the text "REGISTERED PRACTITIONER" at the top and "PRELIMINARY CONSTRUCTION DRAWING" at the bottom. The inner circle contains "FEELEY & FEENEY" at the top, "REG. NO. 183093-P" in the center, "OREGON" at the bottom, and "EXPIRES 12-31-2003" on the right. The date "EXPIRES 12-31-2003" is also printed at the bottom of the outer ring. The name "BRIAN K. FEENEY" is printed vertically along the bottom edge of the inner circle.

PUBLISH DATE
03/31/2017

ISSUED FOR
LAND USE APPROVAL

FRONT STREET SENIOR COMMUNITY LAND USE APPROVAL COMPOSITE UTILITY PLAN

VERSIDE MC PROPERTY, LLC
SALEM, OREGON

WATER KEY NOTES

- 1 CONNECT FIRE SERVICE LINE TO EXISTING WATER MAIN.
- 2 INSTALL FIRE SERVICE LINE.
- 3 CONNECT DOMESTIC WATER SERVICE LINE TO PRIVATE FIRE SERVICE LINE.
- 4 INSTALL PRIVATE FIRE DOUBLE CHECK.
- 5 INSTALL 3" DOMESTIC WATER SERVICE LINE.
- 6 INSTALL 2.5" DOMESTIC WATER METER.
- 7 INSTALL DOUBLE CHECK.
- 8 INSTALL IRRIGATION DOUBLE CHECK.
- 9 INSTALL HYDRANT ASSEMBLY WITH SERVICE LINE.
- 10 INSTALL FDC ASSEMBLY WITH SERVICE LINE.

SANITARY SEWER KEY NOTES

- 1 INSTALL PUBLIC 8" SANITARY SEWER MAIN.
- 2 INSTALL PRIVATE 6" SANITARY SEWER LATERAL.
- 3 CONSTRUCT PUBLIC STANDARD 48" SANITARY MANHOLE.
- 4 CONNECT TO EXISTING SANITARY MANHOLE.
- 5 PROVIDE PRIVATE SANITARY SEWER LATERAL CONNECTION AT LOCATION SHOWN.
- 6 CONSTRUCT STANDARD CATCH BASIN FOR HYDRAULICALLY ISOLATED SOLID WASTE STORAGE AREA.
- 7 INSTALL PRIVATE 8" SANITARY SEWER LATERAL.

STORM KEY NOTES

- 1 INSTALL PRIVATE CONTECH STORMFILTER CATCH BASIN
- 2 CONSTRUCT PUBLIC STANDARD 48" STORM MANHOLE.
- 3 GREEN STORMWATER INFRASTRUCTURE OVERFLOW PIPE RISER.
- 4 INSTALL PUBLIC CONTECH STORMFILTER CATCH BASIN WITH 12" PVC PIPE.
- 5 INSTALL PUBLIC 12" PVC STORM MAIN.
- 6 INSTALL PRIVATE 10" PVC STORM MAIN.
- 7 INSTALL PRIVATE 8" PVC STORM MAIN.
- 8 INSTALL PRIVATE 6" PVC OVERFLOW PIPE.
- 9 INSTALL PRIVATE 4" PVC PERFORATED UNDERDRAIN.
- 10 INSTALL PVC ROOF DRAIN.
- 11 INSTALL PRIVATE STORM CLEANOUT.
- 12 CONNECT PROPOSED STORM MAIN TO EXISTING 12" PIPE WITH FERNCO FITTING.
- 13 CURB KNOCK-OUTS FOR STORMWATER CONVEYANCE TO THE GREEN STORMWATER INFRASTRUCTURE.
- 14 CONSTRUCT PRIVATE STANDARD 48" STORM MANHOLE.
- 15 CONSTRUCT RIPRAP OUTLET PROTECTION.

CONSTRUCTION KEY NOTES

- 1 GREEN STORMWATER INFRASTRUCTURE LANDSCAPE AREA
- 2 NATURAL GAS CONNECTION

P:\16322- NE FRONT STREET MEMORY CARE\CAD\DD\CC300 COMPOSITE UTILITY PLAN.DWG

EXISTING STORM NOT

EXISTING SANITARY NOTES

SD1	CATCH BASIN RIM = 147.25' IE OUT N = 140.85'	SD7	MANHOLE RIM = 148.73' IE 8" IN W = 145.19' IE 8" IN SW = 144.83' IE 8" OUT E = 144.71'
SD2	CATCH BASIN RIM = 149.52' IE 10" OUT N = 146.57'	SD8	CATCH BASIN RIM = 149.52'

SS1 MANHOLE
RIM = 149.83'
IE IN W = 145.79'

D3 CATCH BASIN
RIM = 149.46'
IE 8" OUT N = 146.48'
IE 10" IN S = 146.48'

D4 MANHOLE
RIM = 149.79'
IE 10" IN S = 145.94'
IE 8" OUT NE = 145.79'

D5 MANOLE
RIM = 149.34'
IE 8" IN SW = 145.59'
IE 8" IN N = 145.64'
IE 8" OUT NE = 145.64'

D6 CATCH BASIN
RIM = 149.42'

The logo for 3 Consulting is a vertical design. On the left, the word 'CONSULTING' is written vertically in a bold, sans-serif font. To the right of the '3' is a large, stylized, black, handwritten-style number '3'. The background features two large, grey, abstract, jagged shapes: one pointing upwards from the bottom left and another pointing downwards from the bottom right, enclosing the '3'.

075 SW GRIFFITH DRIVE, SUITE 150; BEAVERTON, OR 970005

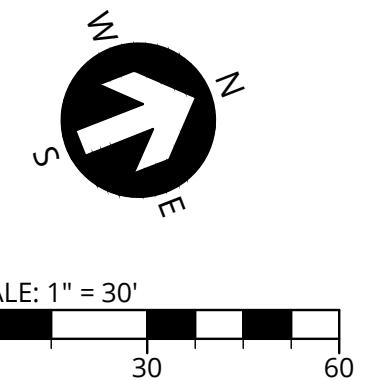
PROJECT INFORMATION
3J PROJECT # | 16322
TAX LOT(S) | 1900
LAND USE # | 16-103465-PA
DESIGNED BY | BMO
CHECKED BY | EIM

HEET NUMBER

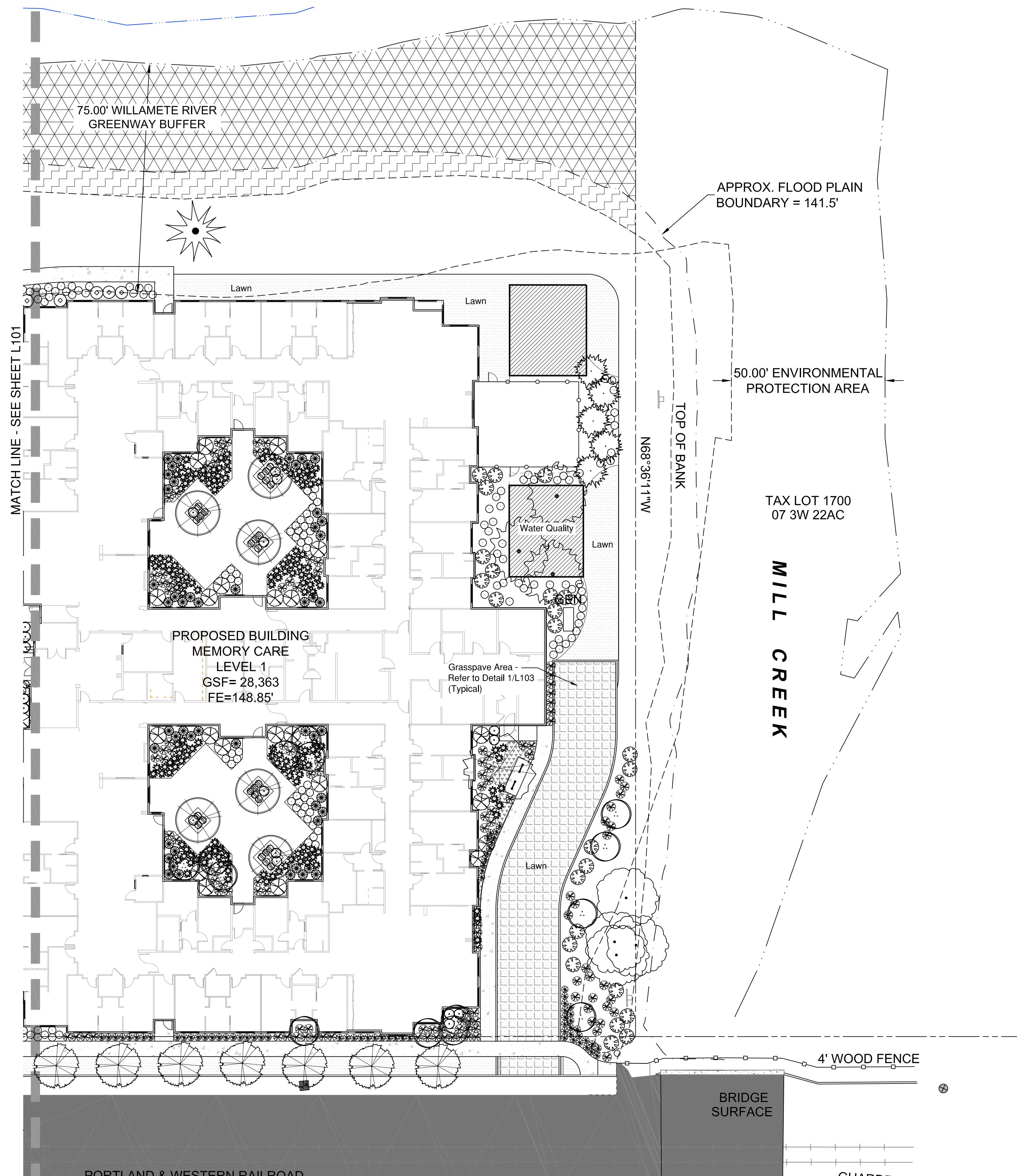
C300



now what's below.
Call before you dig.



SCALE: 1" = 30'



PLANT TABLE - RIPARIAN BUFFER SECTION
PLANTING REQUIREMENTS

RIVERSIDE

Common Name (Botanical name)	Minimum Species Composition	Plant Category	Light Requirements	Planting Size	Minimum Plant Height
Indian Plum (<i>Oemleria cerasiformis</i>)	17	Shrub	Shade	1 gal.	12"
Red Alder (<i>Alnus rubra</i>)	17	Tree	Part	1 gal.	
Oregon Ash (<i>Fraxinus latifolia</i>)	16	Tree	Sun	1 gal.	
Tree Total	50				
Shrubs (current shrub coverage with native plants is at or above 10% cover)					
Vine Maple (<i>Acer circinatum</i>)	434	Shrub	Part	1 gal.	12"
Swamp Rose (<i>Rosa pisocarpa</i>)	434	Shrub	Part	1 gal.	12"
Red Elderberry (<i>Sambucus racemosa</i>)	433	Shrub	Part	1 gal.	12"
Snowberry (<i>Symporicarpos albus</i>)	433	Shrub	Part	1 gal.	12"
Tall Oregon Grape (<i>Mahonia aquifolium</i>)	433	Shrub	Sun	1 gal.	12"
Shrub subtotal	2167				
Herbs/Groundcover					
Spike bentgrass (<i>Agrostis exarata</i>)	as needed in bare areas	Grass	Part	Seed	5 lbs/ac
Blue Wildrye (<i>Elymus glaucus</i>)	as needed in bare areas	Grass	Part	Seed	25 lbs/ac
Tufted hairgrass (<i>Deschampsia cespitosa</i>)	as needed in bare areas	Grass	Part	Seed	2 lbs/ac
ESCARPMENT (SLOPE)					
Common Name (Botanical name)	Minimum Species Composition	Plant Category	Light Requirements	Planting Size	Minimum Plant Height
Indian Plum (<i>Oemleria cerasiformis</i>)	88	Shrub	Shade	1 gal.	12"
Nootka Rose (<i>Rosa nutkana</i>)	88	Shrub	Part	1 gal.	12"
Red Elderberry (<i>Sambucus racemosa</i>)	87	Shrub	Part	1 gal.	12"
Shiny-leaf Spirea (<i>Spiraea betulifolia</i>)	87	Shrub	Part	1 gal.	12"
Tall Oregon Grape (<i>Mahonia aquifolium</i>)	87	Shrub	Sun	1 gal.	12"
Shrub subtotal	437				
Herbs/Groundcover					
Spike bentgrass (<i>Agrostis exarata</i>)	as needed in bare areas	Grass	Part	Seed	5 lbs/ac
Blue Wildrye (<i>Elymus glaucus</i>)	as needed in bare areas	Grass	Part	Seed	25 lbs/ac
Tufted hairgrass (<i>Deschampsia cespitosa</i>)	as needed in bare areas	Grass	Part	Seed	2 lbs/ac

Site Requirements:

1. All invasive, non-native or noxious plant material are to be removed.
2. Preserve site's existing native vegetation to the maximum extent practicable. Every effort shall be made to protect a site's existing native vegetation. Native vegetation along Sensitive Areas and Vegetated Corridors shall be retained to the maximum extent practicable.
3. Replanting / Enhancement as follows:
 - Refer to plant table and plan for plant species, location, distribution, quantities, size, condition and requirements.
 - A native seed mix has been specified for the buffer area only. All plants to be pit planted with additional organic matter if required but no traditional fertilizer is necessary. Plant placement shall be consistent with the form of the naturally occurring plant community. Shrubs shall be placed in singles or clusters of the same species to provide a natural planting scheme.
4. Plant installation requirements. Permittee is responsible for installation of site planting as specified. All trees and shrubs planted in the upland area are to be mulched a minimum of three inches in depth and 18 inches in dia. Appropriate mulches include those made from composted leaves or bark that have not been chemically treated. Temporary irrigation will be provided and used during the two year maintenance period.
5. Timing of plantings: Trees and shrubs must be installed between November and February if temporary irrigation is not provided. Plant materials may be plugs, bare root or potted materials (1-3 gallon size). A native grass and forbs seed groundcover must be installed by September 1. Irrigation is highly recommended to establish a tall, dense groundcover by November 1.
6. Monitoring and maintenance. Permittee is responsible for monitoring and maintaining the site. All new plant material is to be tagged. The removal of non-native, invasive weeds is necessary throughout the three year maintenance period, or until a healthy stand of desirable vegetation is established. The site is to be monitored a min. of two times per year, by June 1 and September 30. If at any time the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.
7. Permittee is required to provide and install a temporary irrigation system to maintain RP plant establishment during the monitoring and maintenance period. Plantings are required to be watered one in, per week, between June 15 and October 15, throughout the duration of the monitoring period. Refer to irrigation industry best practices and standards for acceptable design/build practices.

NOTE: EROSION CONTROL PER SEPARATE PLAN BY OTHERS

PLANT MATERIALS LISTING:					
SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
○	Alnus rubra Red Alder	16	1.5" Cal.	B&B	
○	Acer circinatum Vine Maple	30	7'-8'	B&B	Multi-stem Collected
○	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple	6	2.5"	B&B	
○	Acer platanoides 'Crimson Sentry' Crimson Sentry Maple	22	1.5" Cal.	B&B	Street Tree
○	Carpinus 'Franz Fontaine' Franz Fontaine Hornbeam	10	1.5" Cal.	B&B	
○	Thuja plicata 'Hogans' Hogans Red Cedar	26	6'-7'	B&B	
○	Cercidiphyllum japonicum Katsura	8	1.5" Cal.	B&B	
○	Magnolia grandiflora 'Little Gem' Little Gem Magnolia	11	5'-6'	B&B	
○	Zelkova serrata 'Green Vase' Green Vase Zelkova	14	1.5" Cal.	B&B	
	Total Trees	143			
SYM	SHRUBS	QTY.	SIZE	CONDITION	REMARKS
○	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	59	1 Gal	Can	
○	Corus sericea 'Kelseyi' Kelseyi Dwarf Redtwig Dogwood	495	1 Gal	Can	
○	Hydrangea 'Cityline' Dwarf Hydrangea	50	5 Gal	Can	
○	Heucherella 'Happy Returns' Happy Returns Daylily	147	1 Gal	Can	
○	Ilex glabra Shrub Holly	57	5 Gal	Can	
○	Mahonia repens Creeping Mahonia	162	1 Gal	Can	
○	Pennisetum 'Hameln' Dwarf Fountain Grass	148	1 Gal	Can	
○	Prunus 'Schipkei' Skip Laurel	39	4-5"	B&B	
○	Polystichum munitum Sword Fern	187	1 Gal	Can	
○	Ribes sanguineum 'King Edward IV' King Edward Curran	53	5 Gal	Can	
○	Rhododendron 'Anah Krusche' Anah Krusche Rhododendron	40	24-30"	B&B	
○	Rubus 'Goldsturm' Black Eye Susan	20	1 Gal	Can	
○	Sarcococca hookeriana var. humilis Himalayan Sweet Box	110	1 Gal	Can	
○	Spiraea japonica 'Little Princess' Little Princess Spirea	50	2 Gal	Can	
○	Viburnum 'David' David Viburnum	139	2 Gal	Can	
○	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	59	5 Gal	Can	
	Total Shrubs	1,930			
SYM	GROUND COVER	QTY.	SIZE	CONDITION	REMARKS
	Lawn	12,740 SF	seed		
	Arctostaphylos uva ursa 'Massachusetts' Kinnikinnick	796	4"	Pots	18" O.C.
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	732	4"	Pots	18" O.C.
	Water Quality Planting				
APPROXIMATE LANDSCAPE AREA					
LAWN AREA: 12,272 sq.ft. Includes grass pave area					
PLANTING AREA: 33,697 sq.ft.					
TOTAL LANDSCAPE AREA: 45,969 sq.ft.					

901 FRONT STREET NE
LAND USE DOCUMENTS
PLANTING PLAN

RIVERSIDE MC PROPERTY, LLC
SALEM, WASHINGTON

MEARS
DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 I PORTLAND, OREGON I 97281
PHONE: 503-601-4516 I FAX: 503-924-4688

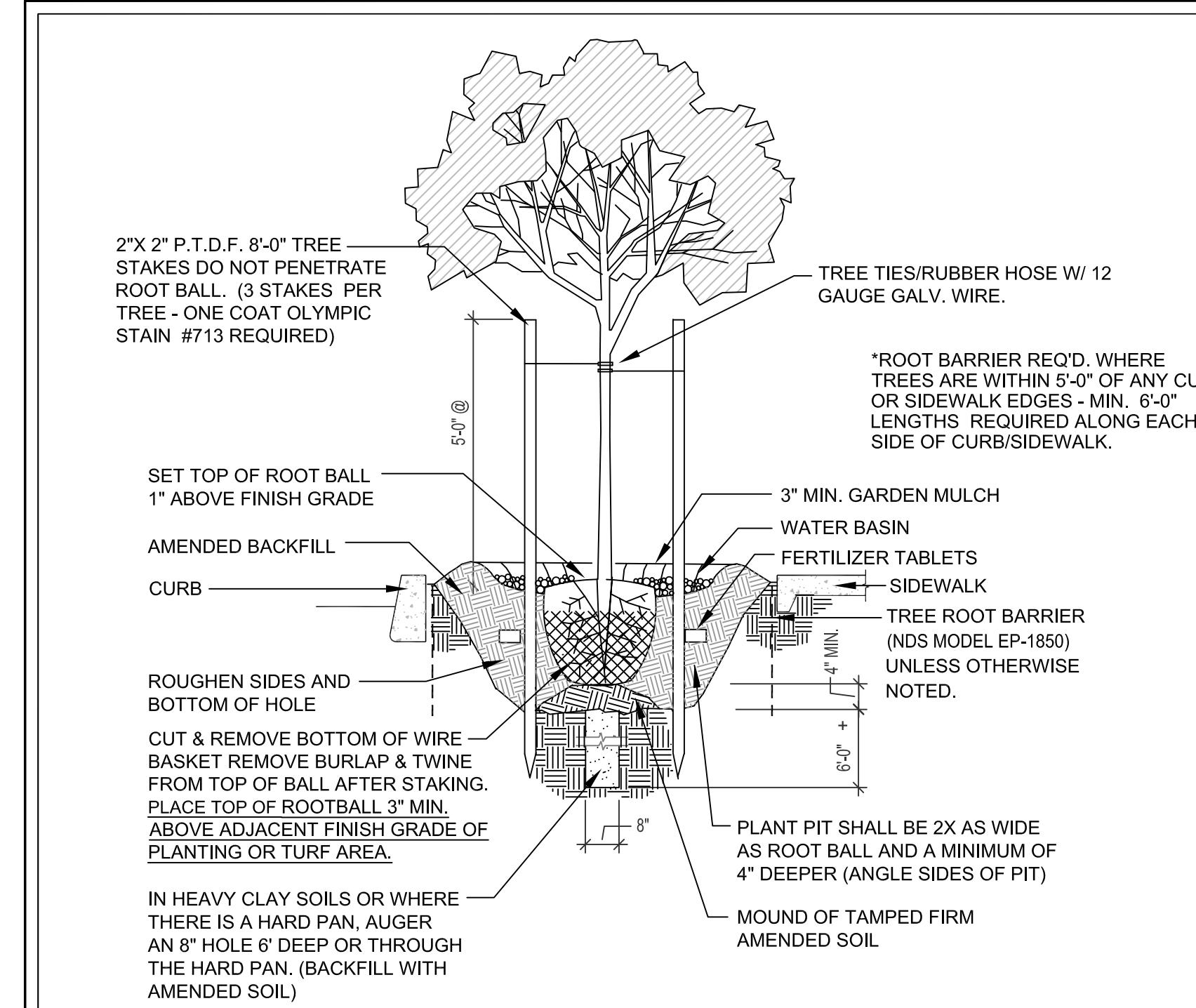
SHEET NAME:
PLANTING PLAN

DRAWN BY: CL
CHECKED BY: TM
ISSUE DATE: 2/10/2017
JOB NO.: 1639

SCALE: 1" = 20'-0"
20' 10' 0' 20' 40'
SHEET:
L102
OF 3

REFER TO THIS SHEET FOR
PLANT SCHEDULE

REFER TO SHEET L103 FOR
PLANTING DETAILS & NOTES

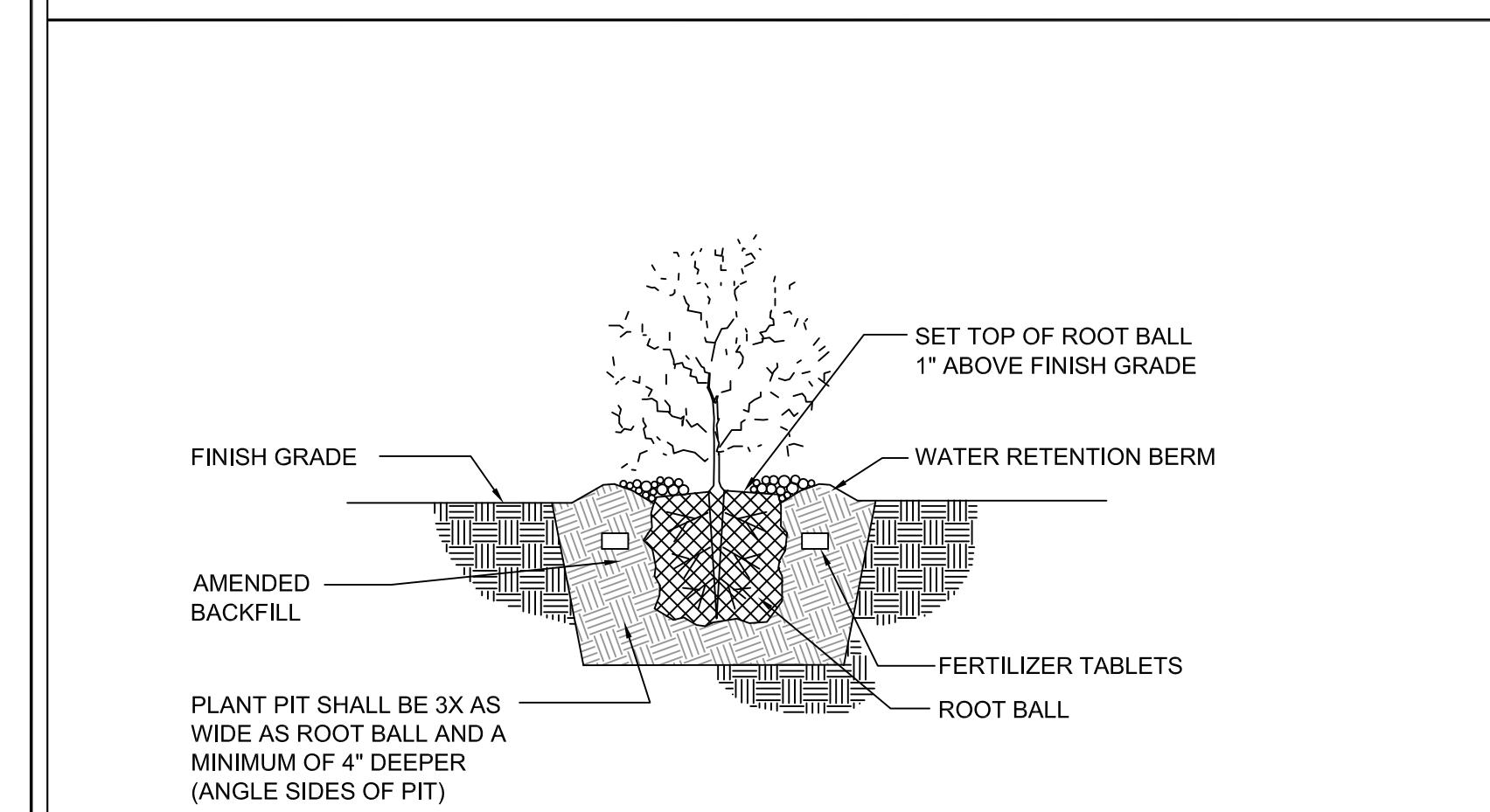


TREE PLANTING DETAIL

N.T.S.

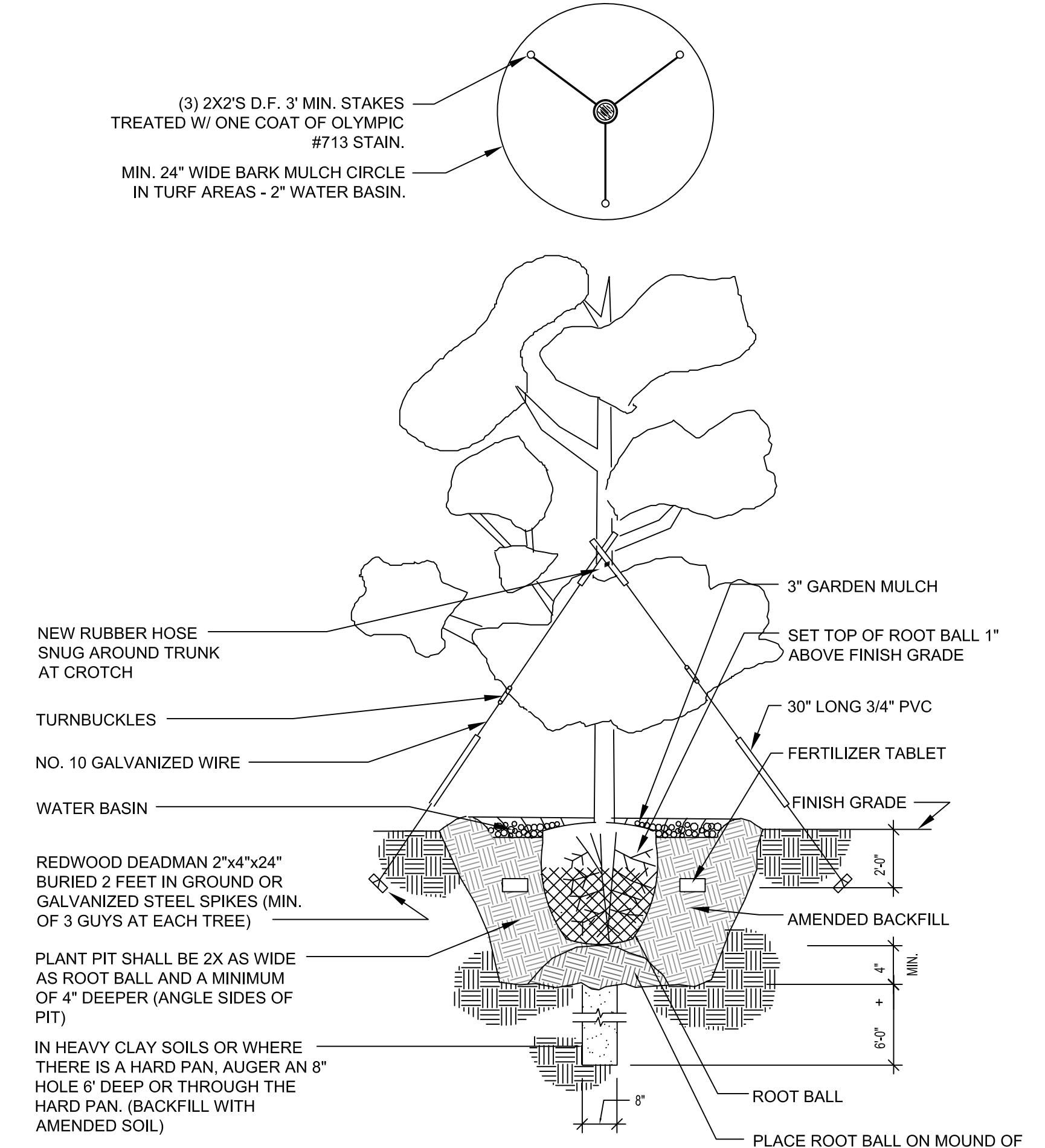
TYPICAL PLANTING NOTES:

1. B&B stock may be substituted with container stock of equal grade.
2. Container stock may be substituted with B&B stock of equal grade.
3. Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2004 edition.
4. All trees shall be branched.
5. Refer to project technical specification for topsoil requirement. All planting beds shall have a minimum of 18 inches topsoil. Re-use of existing topsoil is recommended, but must meet specifications.
6. Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
7. In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
8. In the event of question or lack of clarity on drawings, Landscape Contractor is to call Landscape Architect before proceeding.
9. Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
10. Landscape Contractor to verify plant material quantities.
11. Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.



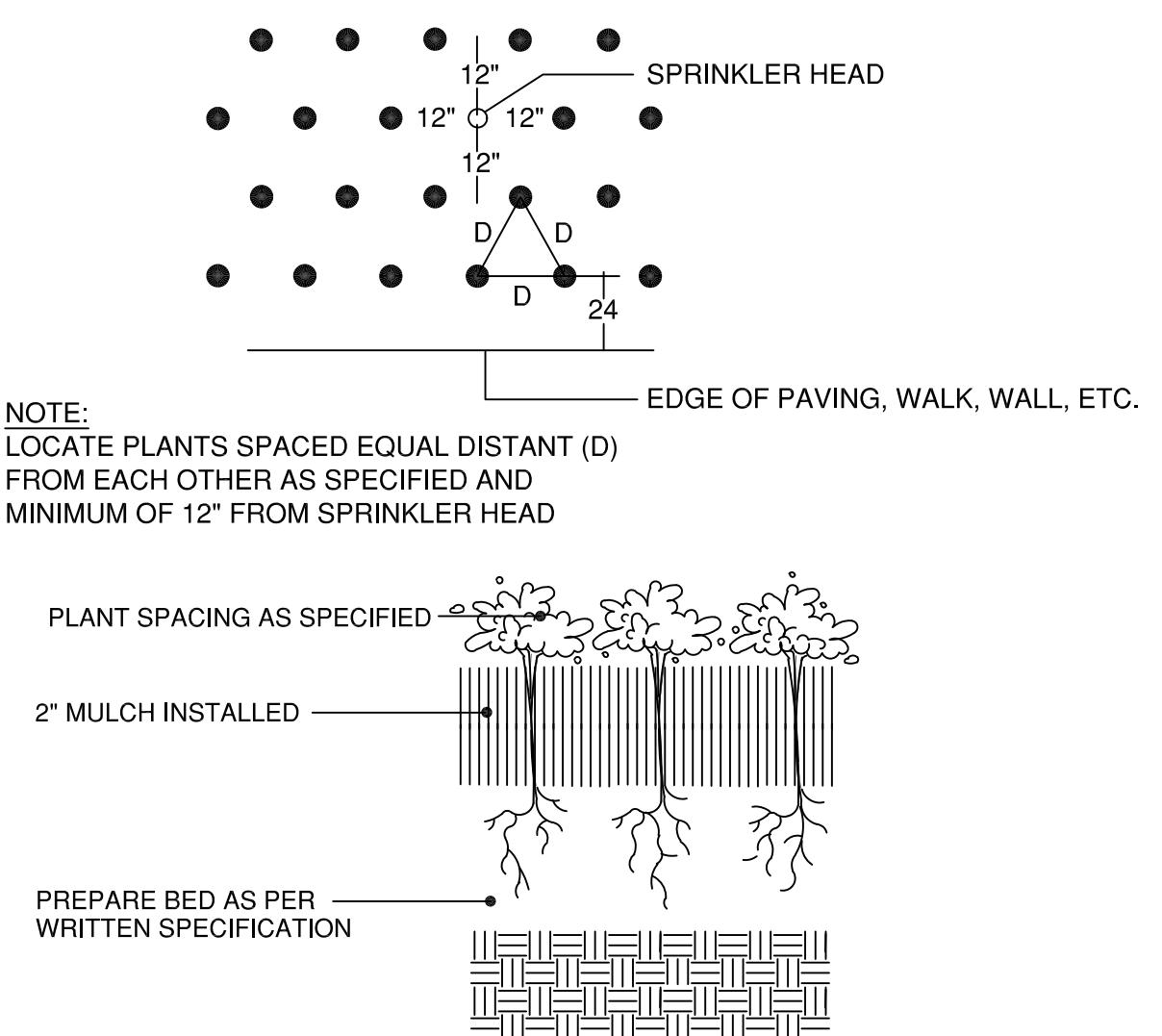
SHRUB PLANTING DETAIL

N.T.S.



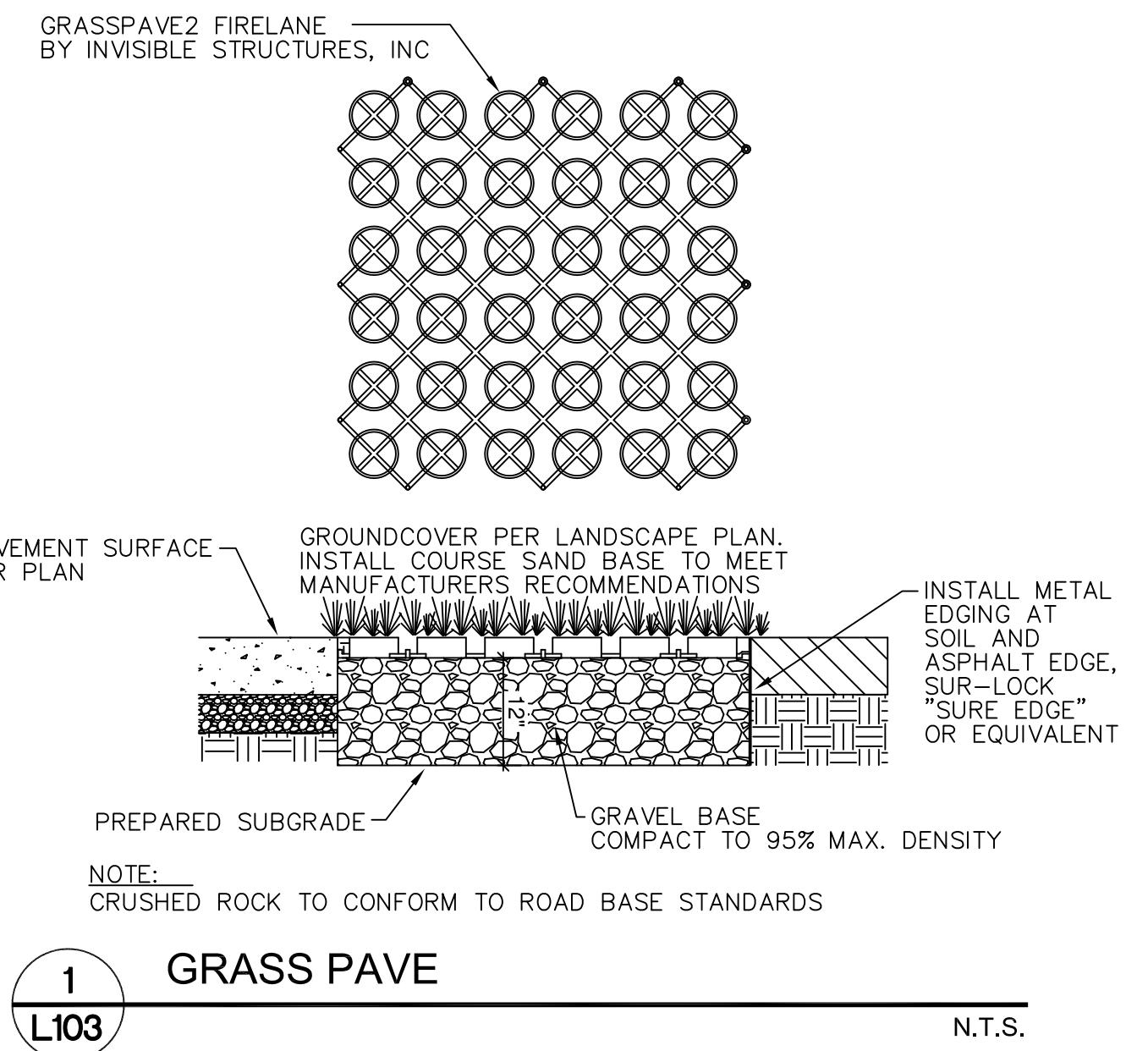
EVERGREEN TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAILS

NTS



GRASS PAVE

N.T.S.

NOT USED

NOT USED

Attachment 2

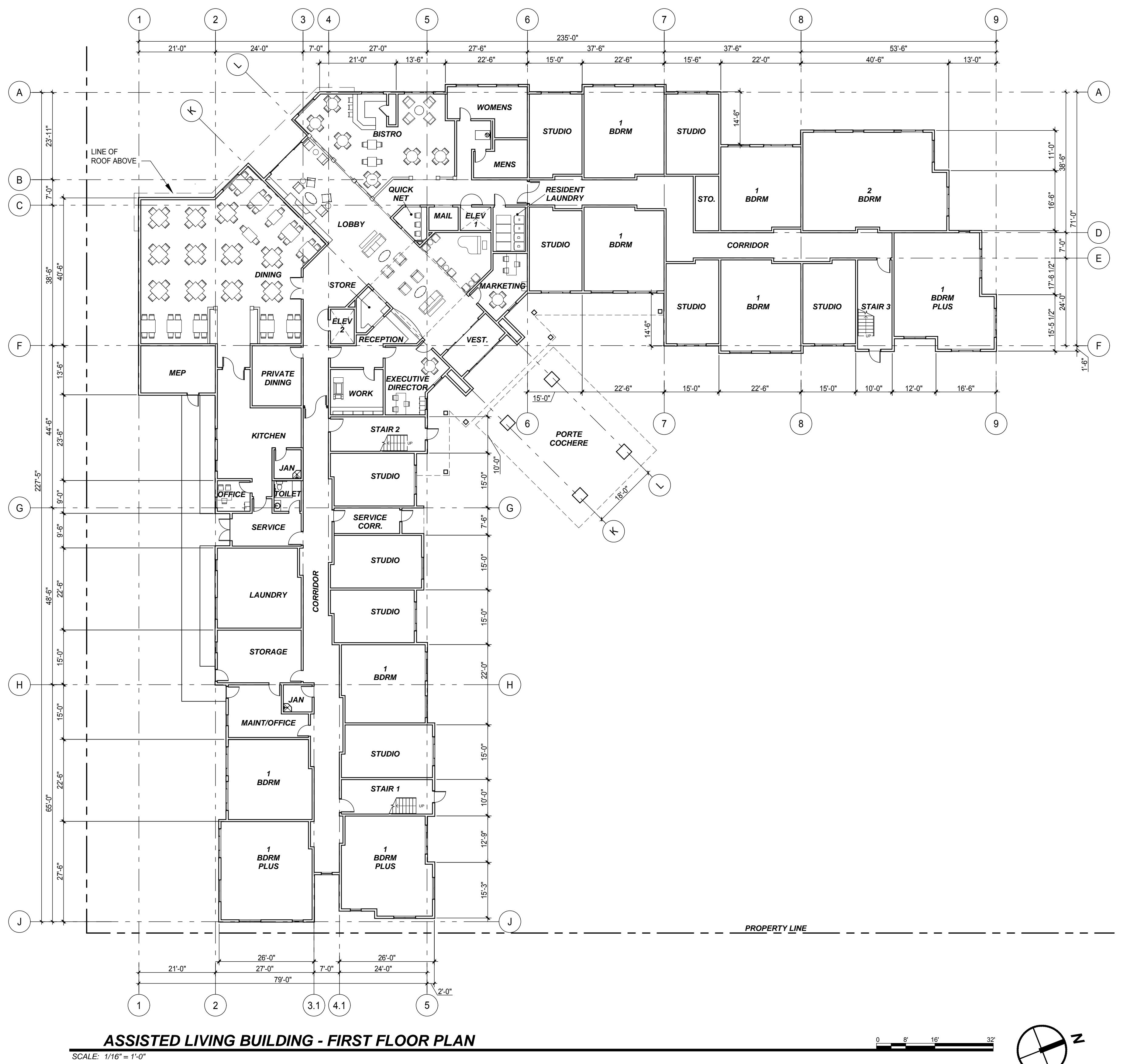
AL BUILDING AREA SUMMARY	
	AREA
ST FLOOR	
MIN	880 SF
CK OF HOUSE	2,550 SF
CULATION	4,400 SF
SLIC	5,170 SF
TS	9,760 SF
FIRST FLOOR TOTAL AREA	22,760 SF
COND FLOOR	
MIN	2,300 SF
CK OF HOUSE	800 SF
CULATION	4,140 SF
SLIC	2,840 SF
TS	11,770 SF
EN TO BELOW)	360 SF
SECOND FLOOR TOTAL AREA	22,210 SF
RD FLOOR	
MIN	200 SF
CK OF HOUSE	1,230 SF
CULATION	4,210 SF
SLIC	1,790 SF
TS	13,800 SF
THIRD FLOOR TOTAL AREA	21,230 SF
TOTAL BLDG AREA	66,110 SF
ARTE COCHERE	1,200 SF
TOTAL AREA	67,310 SF

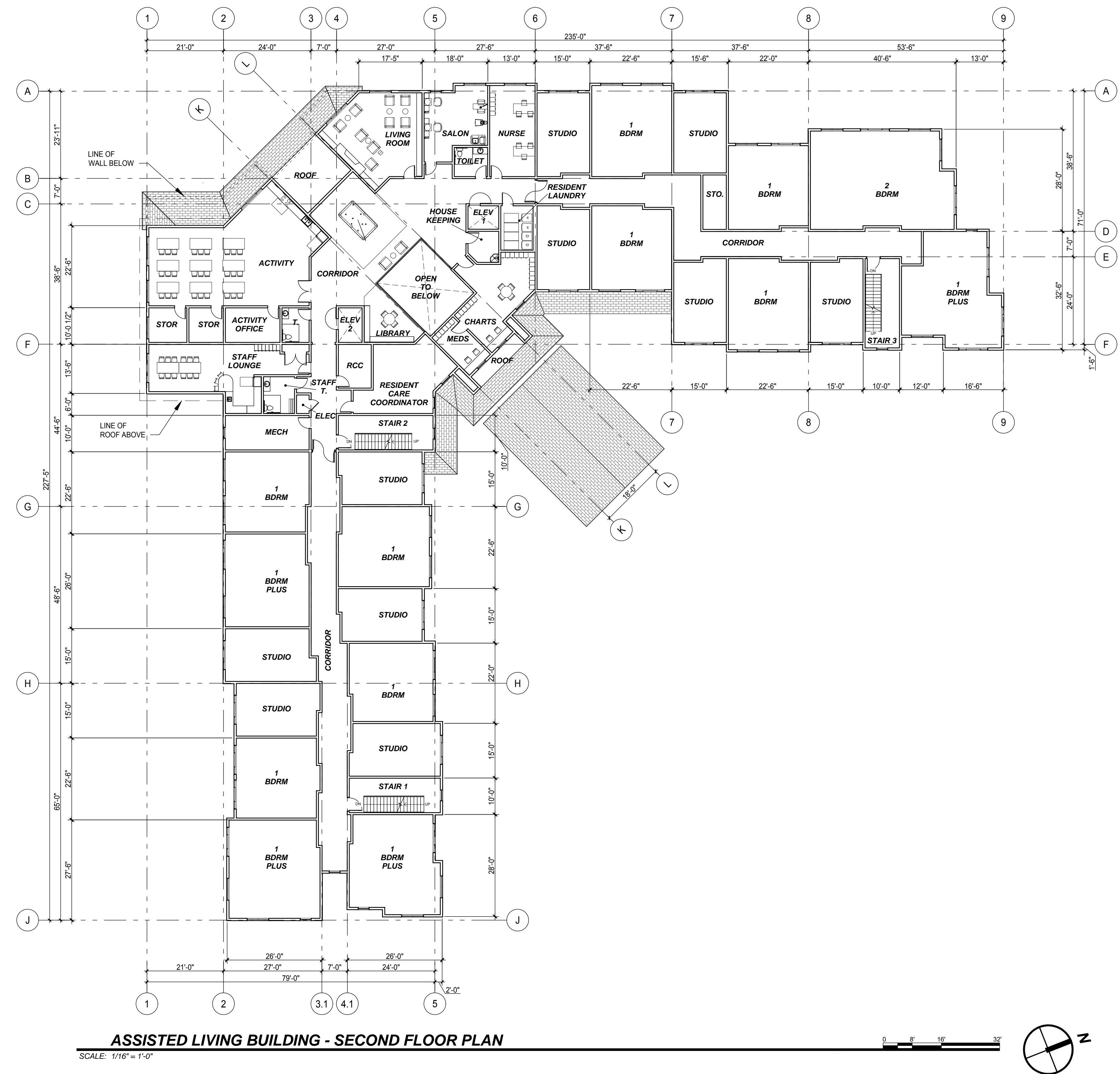
ALL UNIT COUNT SUMMARY (PER FLOOR)

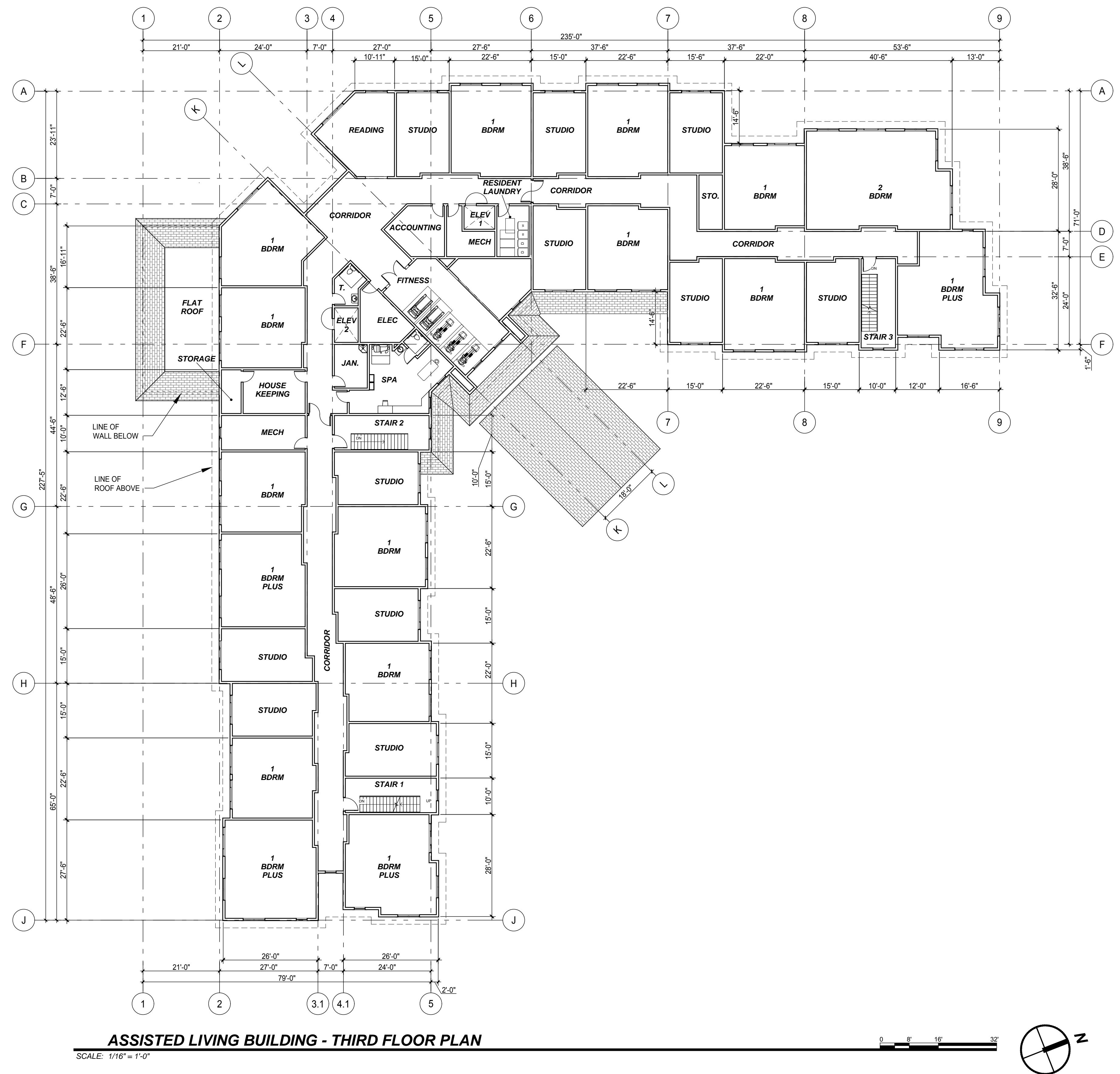
UNIT TYPE	COUNT	AREA
FIRST FLOOR		
1 BDRM	6	3,260 SF
1 BDRM +	3	2,225 SF
1 BDRM	1	1,075 SF
1 AUDIO	9	3,200 SF
FIRST FLOOR TOTAL	19	9,760 SF
COND FLOOR		
1 BDRM	8	4,360 SF
1 BDRM +	4	2,790 SF
1 BDRM	1	1,075 SF
1 AUDIO	10	3,545 SF
COND FLOOR TOTAL	23	11,770 SF
IRD FLOOR		
1 BDRM	11	6,060 SF
1 BDRM +	4	2,790 SF
1 BDRM	1	1,075 SF
1 AUDIO	11	3,875 SF
THIRD FLOOR TOTAL	27	13,800 SF
GRAND TOTAL	69	35,330 SF

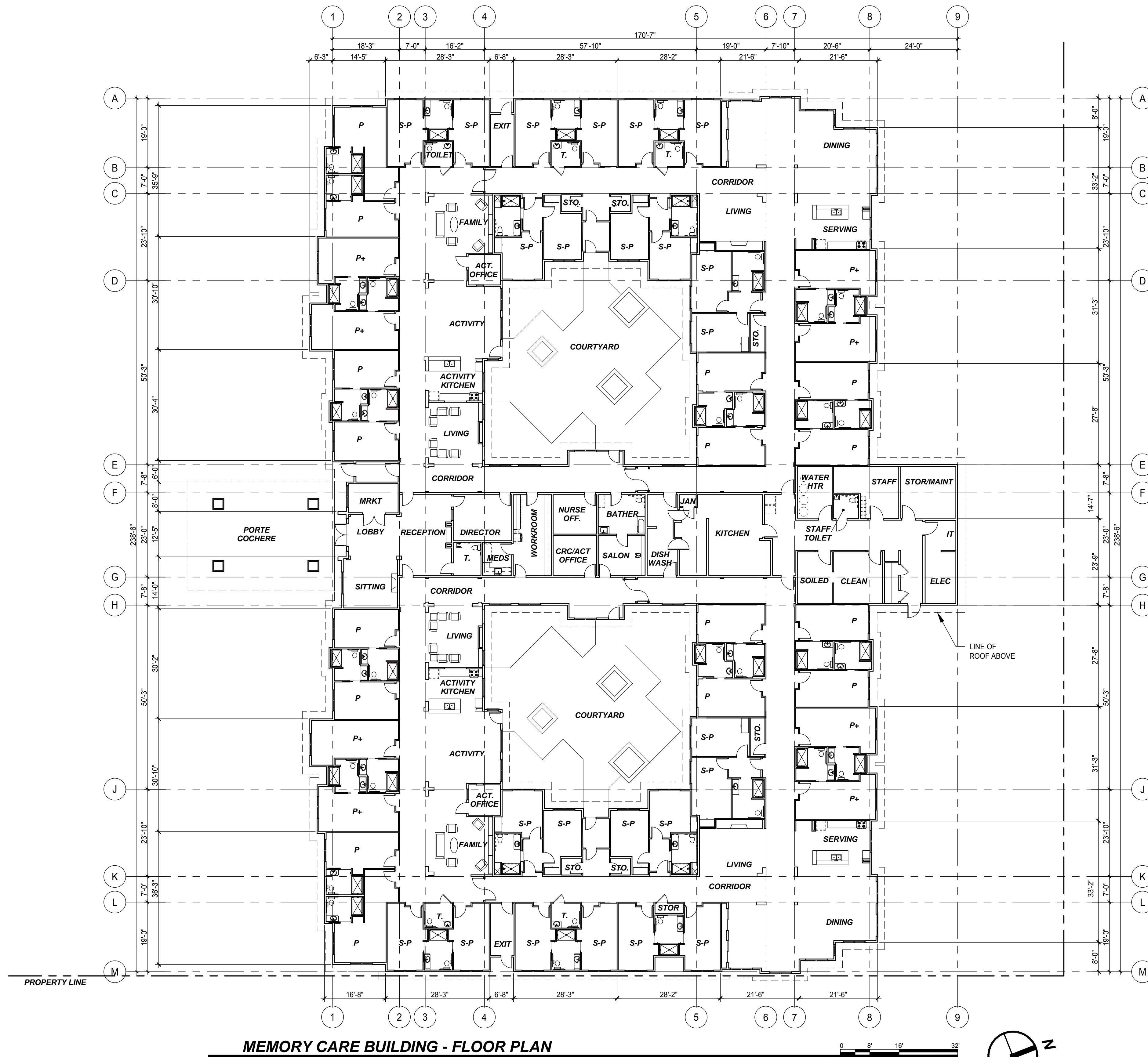
AL UNIT COUNT SUMMARY (ALL)

UNIT TYPE	COUNT	AREA	AVG AREA
1 BDRM	25	13,680 SF	530 SF
1 BDRM +	11	7,805 SF	680 SF
2 BDRM	3	3,225 SF	1,075 SF
UDIO	30	10,620 SF	350 SF
TOTAL	69	35,330 SF	--



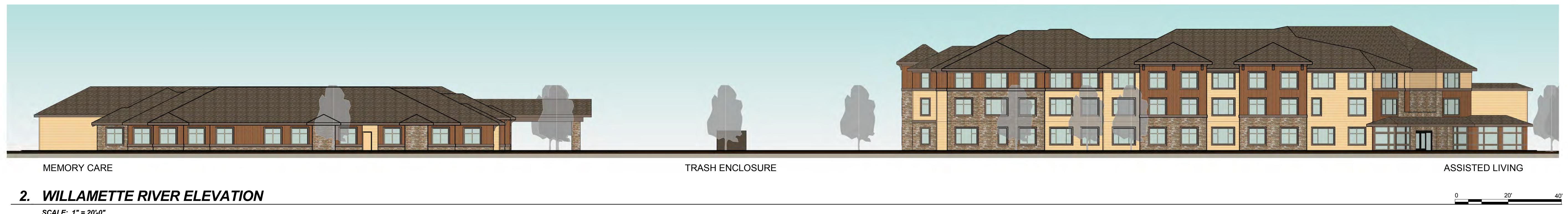
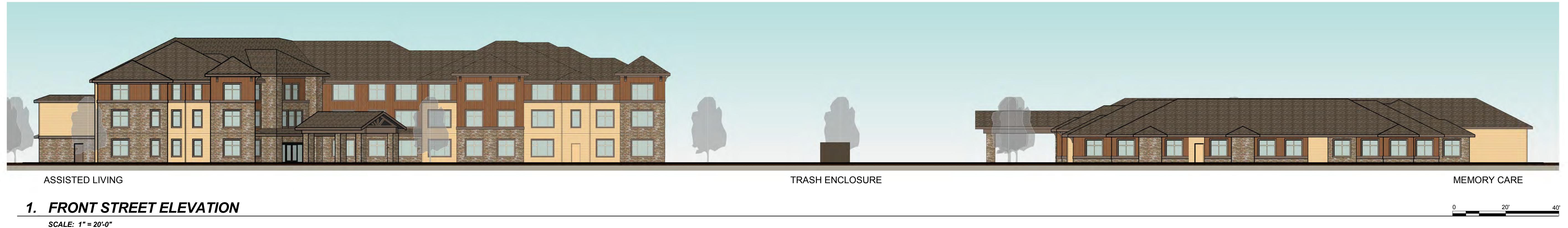






MC BUILDING AREA SUMMARY		
	AREA	
ADMIN	1,350 SF	
BACK OF HOUSE	2,260 SF	
CIRCULATION	7,320 SF	
COURTYARD	5,730 SF	
PUBLIC	6,250 SF	
UNITS	13,100 SF	
TOTAL BLDG AREA		36,010 SF
PORTE COCHERE	1,200 SF	
TOTAL AREA		37,210 SF

MC UNIT COUNT SUMMARY				
UNIT TYPE	UNIT COUNT	BED COUNT	AREA	AVG AREA
PRIVATE (P)	16	16	4700 SF	295 SF
PRIVATE + (P+) (DBL. OCC)	8	16	2700 SF	337 SF
SEMI-PRIVATE (S-P)	24	24	5700 SF	237 SF
TOTAL	48	56	13,100 SF	--





1. ASSISTED LIVING - FRONT STREET ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2. ASSISTED LIVING - WILLAMETTE RIVER ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1. MEMORY CARE - FRONT STREET ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2. MEMORY CARE - WILLAMETTE RIVER ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



WOOD - SIKKENS WOOD FINISH - "BUTTERNUT" ON CEDAR



TOWNSHIP
DEVELOPMENT



WINDOWS JEN-WELD
"ALMOND"



ROOF - TIMBERLINE ULTRA HD "BARKWOOD"



ASSISTED LIVING CENTER LOOKING SOUTH



MEMORY CARE CENTER LOOKING NORTH



LAP BOARD SIDING & TRIM - SHERWIN WILLIAMS
"RESTRAINED GOLD & HOMESTEAD BROWN"



MANUFACTURED STONE VENEER - ELDORADO STONE, MOUNTAIN LEDGE "RUSSET"